



38 Kingsway, Huby, Leeds, North Yorkshire, LS17 0AL

£230,000

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An attractive two-bedroom end-of-terrace property occupying a larger-than-average plot with stunning long-distance views to the rear, providing one of the best outlooks in the region across the Wharfe Valley.

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The property offers well-presented accommodation, with two bedrooms, modern bathroom, sitting room and dining kitchen. A generous driveway to the front provides ample parking and there are good-sized gardens to front, rear and side with open aspect.

The property is situated in the heart of Huby, a sought-after village due to its excellent amenities, including a railway station with regular services to Leeds, York and Harrogate.





## GROUND FLOOR

### SITTING ROOM

A reception room with window to front. Door leads to –

### DINING KITCHEN

A spacious dining kitchen with a range of wall and base units. Electric hob, integrated electric oven with extractor above, and plumbing for dishwasher. Windows to rear with stunning long-distance views. Dining area and glazed doors leading to the garden. Utility cupboard with plumbing for washing machine.

## FIRST FLOOR

### BEDROOM 1

A spacious double bedroom with window to front. Fitted cupboard / walk-in-wardrobe.

### BEDROOM 2

A further bedroom with window to rear.

### BATHROOM

Modern bathroom with white suite comprising low-flush WC, washbasin, and bath with shower above. Window to rear.

### OUTSIDE

A particular feature of the property is the large garden and plot. there is a generous driveway to the front which provides ample parking and there are good-sized gardens to front, rear and side with open aspect and stunning views. There is a useful outside store.

**Tenure** - Freehold

**Council Tax Band** - B

**EPC** - D





Total Area: 52.6 m<sup>2</sup> ... 566 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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