



VERITY
FREARSON

2 CRAG VALE, CRAG LANE, HUBY, LS17 0BS

£620,000

2 CRAG VALE, CRAG LANE,

Huby, LS17 0BS

A spacious and beautifully presented five-bedroom village property, with good-sized gardens enjoying a delightful outlook over the surrounding countryside.

This stylish property has been updated and modernised to a high standard in recent years and provides generous accommodation extending to over 2,300 square feet and comprises two large reception rooms, including a sitting room with a window overlooking the garden, together with a modern fitted kitchen. On the upper floors there are five good-sized bedrooms, a dressing room, a shower room and bathroom. There is also a cellar providing useful storage space. The property benefits from an attractive garden with lawn and sitting areas as well as an additional garden area with further lawn and sitting space and a double garage.

The property is located within the popular village of Huby, which has the benefit of a railway station, providing easy access to Harrogate, Leeds and York and is surrounded by beautiful open countryside.



2 Reception Rooms · Kitchen · Cellar

5 Bedrooms · Dressing Room · Bathroom · Shower Room

Off-Road Parking · Detached Double Garage · Lawned Gardens







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with bay window, enjoying a delightful outlook over the garden and countryside beyond. Wood-burning stove.

KITCHEN

With a range of fitted units and granite worktops with space for a range cooker, integrated dishwasher. Tiled flooring. Space for dining table.

DINING ROOM

A further good-sized reception room with original marble feature fireplace.

LOWER GROUND FLOOR CELLAR

There is a good-sized internal cellar providing useful storage.

FIRST FLOOR BEDROOMS

There are three rooms on the first floor, including the main bedroom which has an ornamental feature fireplace, a second bedroom with fitted wardrobes, and a smaller bedroom which is currently used as an office.

DRESSING ROOM

Providing useful clothes storage space with fitted hanging and shelving.

BATHROOM

With vaulted ceiling and a modern white suite comprising WC, washbasin set atop a vanity unit, free-standing bath, and large walk-in shower. Heated towel rail. Tiled flooring.

SECOND FLOOR BEDROOMS

There are two large bedrooms on the second floor, each with ornamental feature fireplaces.

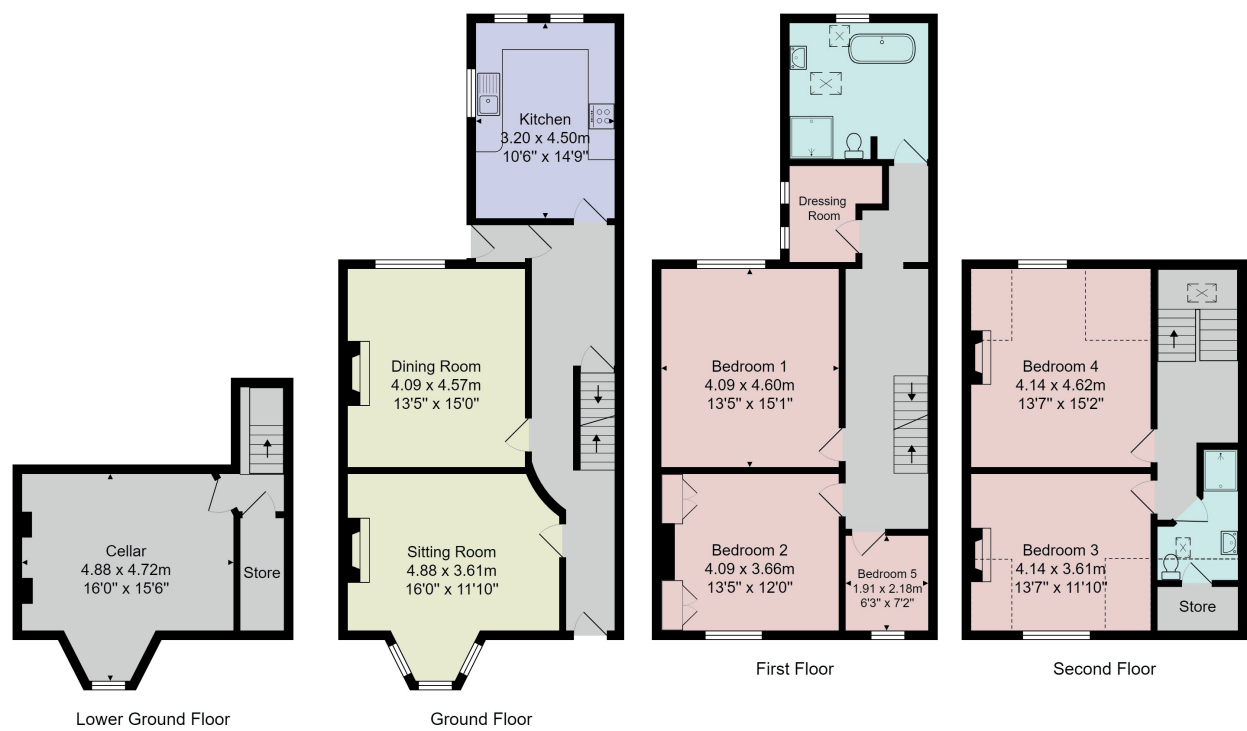
SHOWER ROOM

A modern white suite comprising WC, washbasin set atop a vanity unit and a shower. Heated towel rail.

LOFT

A boarded loft providing storage space.

FLOOR PLAN



Total Area: 217.7 m² ... 2343 ft²
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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Outside

There is an attractive rear garden with lawn, paved and decked sitting areas, enjoying a delightful outlook over the surroundings countryside. A path from the garden leads to an additional garden area where there is lawn and further sitting areas. There is also a detached double garage.

Agent's Note

The windows are all sash uPVC

Cast-iron radiators on the ground / first floor .

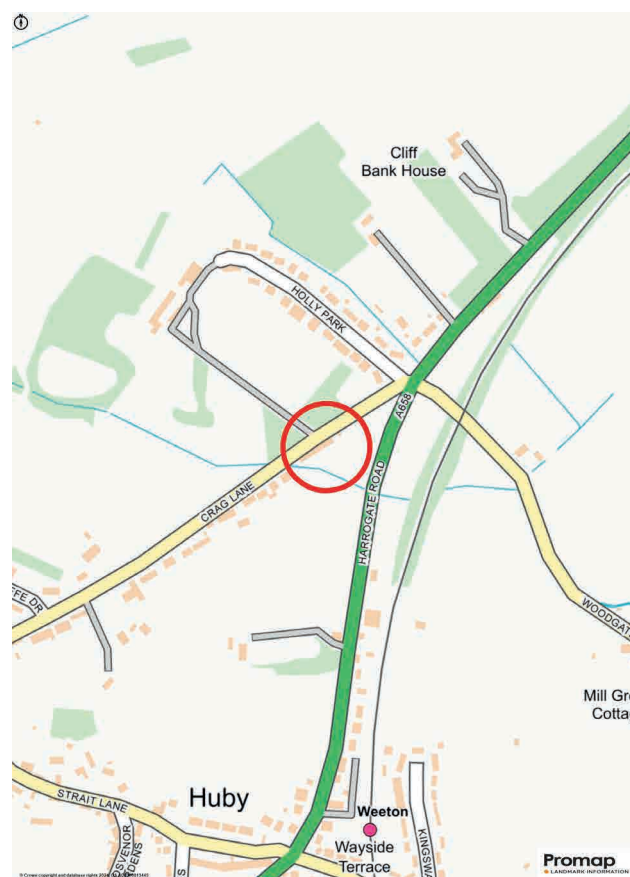
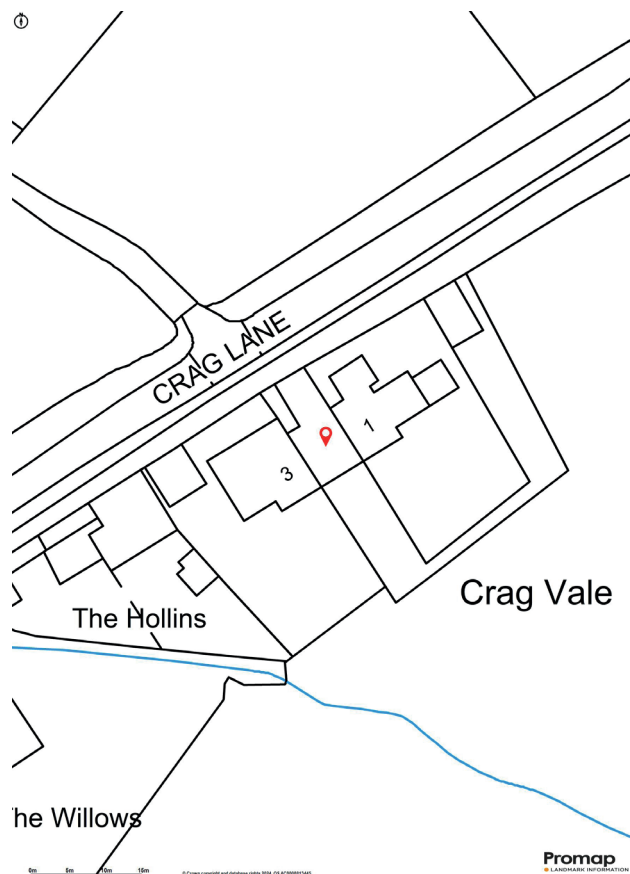
Services

All mains services connected with the exception of gas. Oil-fired central heating.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		74
D (55-68)		
E (39-54)	48	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc4u.com		

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