



VERITY
FREARSON

MERRYBANK, MERRYBANK LANE, HUBY, LS17 0EN

GUIDE PRICE £900,000

MERRYBANK, MERRYBANK LANE,

Huby, LS17 0EN

A spacious and beautifully presented four bedroom detached home enjoying superb views over the surrounding countryside, situated on the edge of the desirable village of Huby.

This impressive property offers high-quality accommodation. On the ground floor, an oak door leads to the spacious reception hall which in turn provides access to the sitting room which has a wood-burning stove and bay window with delightful views to the front, a dining room which overlooks the garden and fields beyond and a well equipped kitchen. There is also a utility room and downstairs WC. Upstairs there are four very goodsized bedrooms, a modern bathroom and ensuite shower room.

Merrybank is a rare opportunity to acquire a house that has amazing country views, a pleasant ambience and close links for school and work. Viewing is essential to fully appreciate its charm. A driveway provides parking and leads to a double garage. There is an attractive rear garden with mature planted borders and sitting areas which enjoy delightful views over the surrounding countryside. There is also a conservatory/garden room providing an additional sitting area in the garden.



Sitting Room · Dining Room · Dining Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom · Loft

Off-Road Parking · Double Garage · Garden · Conservatory







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with attractive stone fireplace with wood-burning stove. Bay window to front with delightful views over the surrounding countryside.

DINING ROOM

A further large reception room with window overlooking the rear garden and countryside beyond.

DINING KITCHEN

With space for dining table. The kitchen comprises a range of fitted units with granite worktops. Induction hob, integrated ovens and microwave, dishwasher and 2 fridges.

UTILITY ROOM

With space and plumbing for washing machine and additional appliances.

CLOAKROOM

With WC and washbasin. Under-stairs cupboard

FIRST FLOOR BEDROOMS

There are four very good sized bedrooms on the first floor. The main bedroom has fitted wardrobes and en-suite shower.

EN-SUITE SHOWER ROOM

With washbasin and shower. Heated towel rail.

BATHROOM

A large bathroom with a modern white suite comprising washbasin, bidet, large shower and free-standing bath. Tiled floors with under-floor heating. Heated towel rail. Airing cupboard. SEPARATE WC.

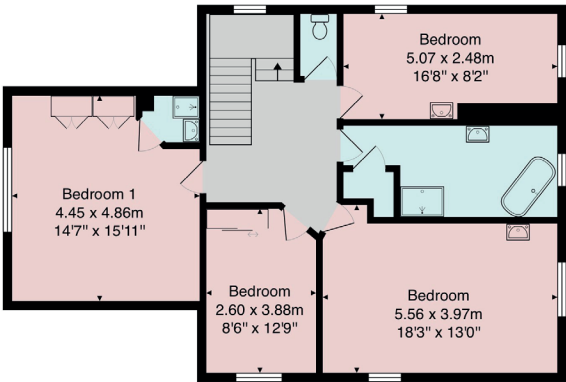
LOFT

A hatch with pull-down ladder in the landing provides access to a part boarded and fully insulated loft.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 187.6 m² ... 2020 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

A drive provides parking and lead to a detached double garage. There is an attractive rear garden with lawn, mature, planted borders and paved sitting areas with a canopy providing a covered sitting space. Attached to the garage is a conservatory providing an additional outdoor sitting area enjoying delightful views over the garden and countryside.

Agents Note

In the property has all mains services connected, with the exception of gas. The property has an oil fired central heating system.

The property has double glazing throughout.

Location

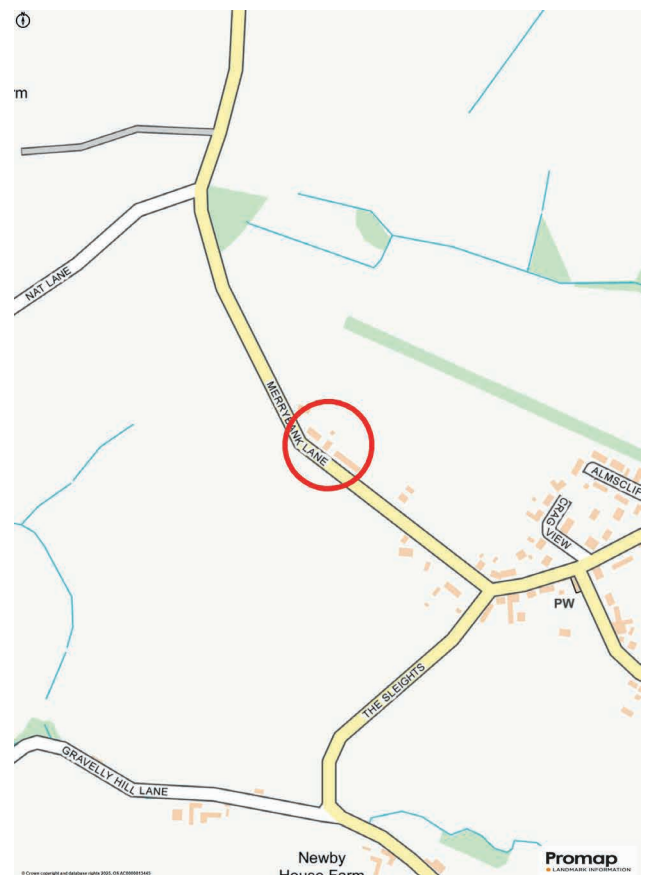
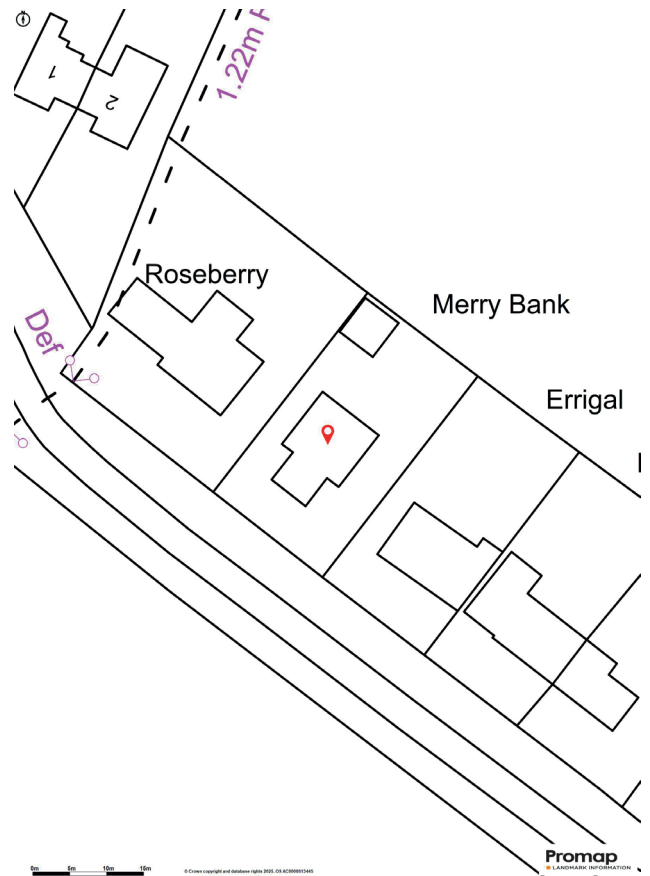
This excellent property is situated in a delightful location, enjoying attractive countryside views on the edge of the popular village of Huby, well placed for daily commuting to Yorkshire's principal business districts, with regular train services to Leeds and Harrogate. Buses to Harrogate, Otley and other local places and being only a ten-minute drive from Harrogate. Good local schools and close to Leeds Bradford airport.

Tenure

Freehold

Council Tax Band - G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
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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