



VERITY
FREARSON

TUDOR GRANGE, STRAIT LANE, HUBY, LS17 0EA

OFFERS OVER £925,000

TUDOR GRANGE, STRAIT LANE,

Huby, LSI 7 OEA

A most impressive four-bedroomed detached family home situated in a fantastic position within the desirable village of Huby.

The property, constructed in 1998, boasts spacious accommodation including a large breakfast kitchen, three reception rooms, four large bedrooms and en-suite facilities, and is set within attractive, easy-to-maintain landscaped gardens with stunning views over the nearby countryside, which is a wonderful walking area.

The superb property further benefits from an attached double garage and summerhouse. Huby is within easy commuting distance of Yorkshire's principal business districts and has a railway station within easy walking distance, with regular services to Leeds, York and Harrogate.



Dining Kitchen · Living Room · Dining Room · Snug · Utility · Cloakroom

4 Bedrooms · En-Suite · Bathroom

Ample Off-Road Parking · Double Garage · Attractive Landscape Gardens







ACCOMMODATION

GROUND FLOOR

SPACIOUS RECEPTION HALL

With oak flooring, central heating radiator, under-stairs cupboard and window to front. Doors to -

CLOAKROOM

Tiled floor and part-tiled walls. Low-flush WC and pedestal wash-hand basin. Window to front.

LIVING ROOM

An impressive room with windows to front and rear. French doors opening onto the terrace. Attractive inglenook stone fireplace with open grate. Central heating radiator. Windows to rear and double doors leading to the terrace.

DINING ROOM

With windows to two sides, plus bay window to rear. Oak flooring and central heating radiator.

FAMILY ROOM / SNUG

A further reception room with stone fireplace and fitted living-flame electric fire. Central heating radiator. Window to side and double doors leading to the terrace.

BREAKFAST KITCHEN

A spacious room with beamed ceiling and windows to front and rear. Central heating radiator. Space for a dining area. Range of wall and base units with Corian work surfaces and Franke taps. Space for fridge/ freezer. Electric Rangemaster cooker with extractor hood above. Integrated dishwasher.

UTILITY ROOM

A useful room with tiled floor. Built-in units with Corian work surfaces and inset stainless-steel sink and drainer with Franke taps. Plumbing for washer / dryer. Chrome heated towel rail. Stable-style door to side.

FIRST FLOOR

SPACIOUS GALLERIED LANDING

With central heating radiator. Spacious airing cupboard. Access to boarded loft space via pull-down ladder.

MASTER BEDROOM

A superb bedroom with bay window to rear enjoying a fantastic outlook and views. Central heating radiator. Archway leading to -

DRESSING ROOM

With free-standing wardrobes. Window to rear and central heating radiator.

EN-SUITE SHOWER ROOM

Tiled floor and walls. Window to side. Central heating radiator. White suite incorporating pedestal washbasin, bidet, low-flush WC and shower cubicle.

BEDROOM 2

A double room with bespoke wardrobes. Windows to the front. Central heating radiator.

BEDROOM 3

A double bedroom with window to front. Central heating radiator.

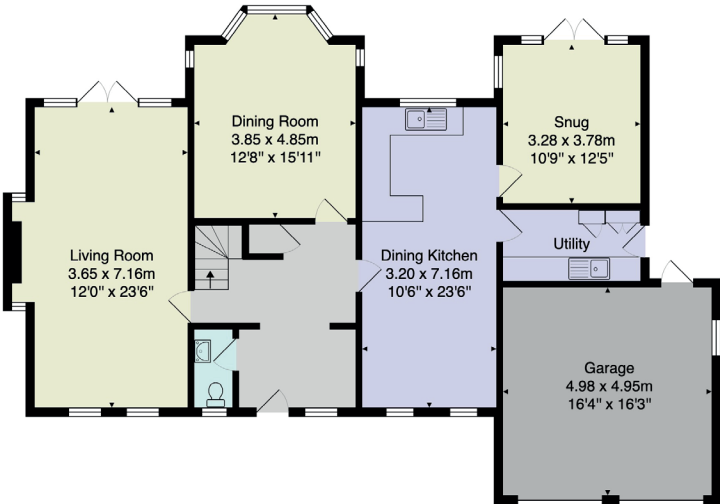
BEDROOM 4

A further bedroom with windows to rear. Central heating radiator.

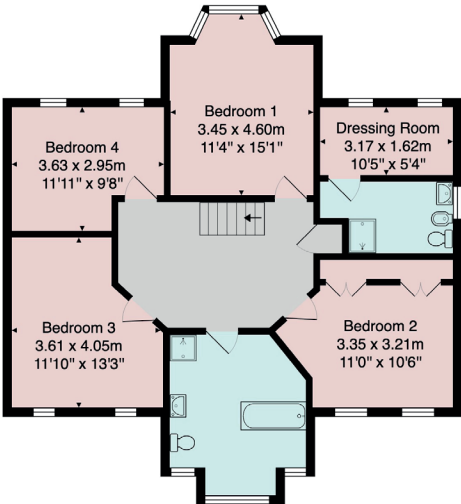
HOUSE BATHROOM

A larger-than-average bathroom with window to front. Fully tiled floor and part-tiled walls. Central heating radiator. White suite incorporating contoured Jacuzzi bath, low-flush WC and pedestal washbasin. Separate shower cubicle.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 219.5 m² ... 2363 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

A particular feature of the property is the attractive landscaped gardens to front and rear. Easy-to-maintain garden with trees and shrubs. Tarmac driveway providing ample off-street parking and leading to attached DOUBLE GARAGE with electrically operated up-and-over doors, power and light, useful eaves storage above. Window to side and fitted work bench. To the rear is an attractive garden with stone-flagged terrace providing a very pleasant sitting area. Mature planting and hedging.

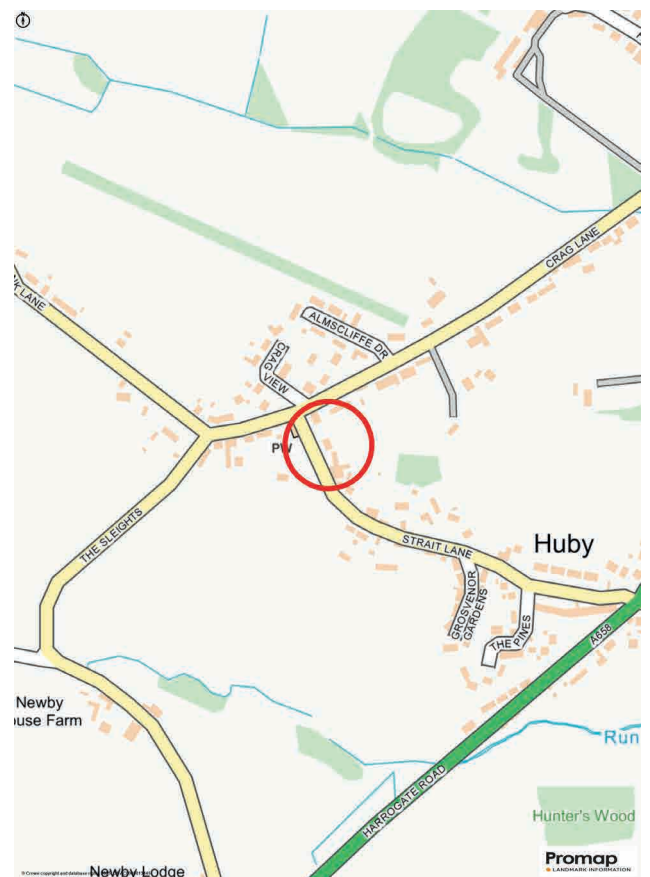
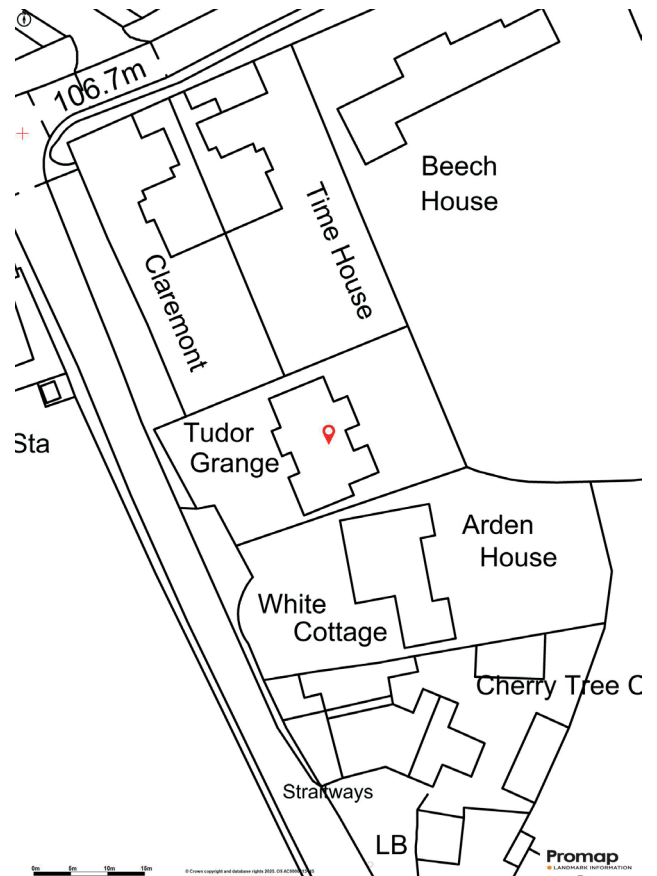
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk