



**Apt 2 Huby Court, Harrogate Road, Huby, Leeds, LS17 0EG**

**£289,950**



## Apt 2 Huby Court, Harrogate Road, Huby, Leeds, LS17 0EG

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We are pleased to offer a fantastic two-bedroom property in a prime location that has many distinct features, including a spacious open plan living area, private courtyard garden, surrounded by open countryside.

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Sure to appeal to a range of buyers, an internal viewing is strongly recommended.

This superb property, set within a modern purpose-built building, enjoys a premier position within the sought-after village of Huby, close to Weeton railway station providing easy access to Leeds, Harrogate, York, and Yeadon airport.





This beautifully presented ground floor apartment reveals well-presented and spacious accommodation, that is light, airy and serviceable.

The entrance is through a secure communal door which leads in to a smartly maintained hallway. This gives access to the private ground floor apartments and Apartment two.

The bright property possesses a welcome and inviting reception hall within the apartment. Useful storage cupboards surround the hallway which has plenty of space to greet guests comfortably, with a guest cloak/shower room adjacent.

The property has a generously sized open planned lounge with French doors that lead onto the private garden, and a dining area that in turn gives access to a fitted kitchen with bespoke cabinets and integrated appliances. The master bedroom has The master bedroom has Strachan fitted wardrobes, a charming window recess and its own en-suite luxury bathroom with a double shower. Whilst a second double bedroom, which has been utilized as a study in the past, is served by the house shower room.

Huby Court is accessed by remote-controlled electronically operated entrance gates which give access to the allocated resident and visitor car parking. The property is secure by its many features including internal burglar alarm and a classic system of fire alarms and fire doors.

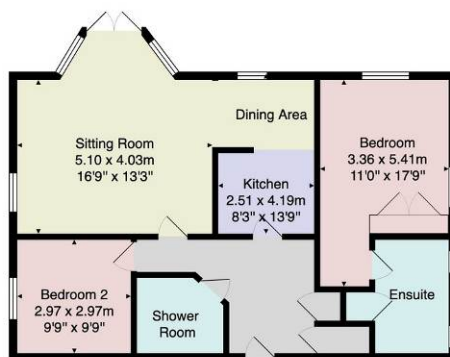
There are ornamental garden areas to the front of the property, while its position in Huby brings it within a short walking distance of buses to the airport, and Weeton railway station. This makes it an ideal location for the busy commuter who wants to travel within Leeds, Harrogate and York regularly.

The property has a long lease and has no chain involved in the sale.

**Tenure** - Leasehold

**Council Tax Band** - D





Total Area: 83.4 m<sup>2</sup> ... 898 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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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	