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Grosvenor Gardens, Huby, Leeds, LS17 0ED

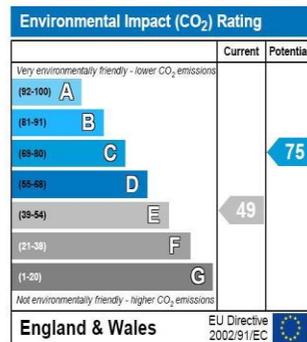
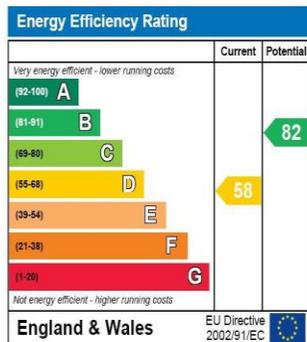
Grosvenor Gardens, Huby, Leeds, LS17 0ED

Asking Price: £430,000

A truly stunning, spacious character semi-detached home, situated in a highly sought after cul-de-sac in the well regarded village of Huby with excellent rail and road links to Harrogate and Leeds.

Presented to a high standard throughout and offering generous living space, the accommodation comprises: Entrance porch, entrance hall with guest WC, lounge, study, kitchen/diner, utility room, three double bedrooms and a modern house bathroom.

To the outside, off road parking is provided by a driveway and garage. The extensive and attractive rear gardens are laid to lawn with seating areas and brick built outhouse. Viewing is recommended to appreciate the accommodation on offer.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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LOCATION

Huby is situated to the South-west of Harrogate and is a particularly sought after village with train station and excellent road links to the amenities available in Harrogate town centre including shops, schools, bars, restaurants, sports and health facilities. The road links also give access through to Leeds and the A1M both North and South, making this the ideal base for travelling throughout the region.

DIRECTIONS

Leave Harrogate town centre via Station Parade and continue to the end turning right at the T junction traffic lights onto York Place and proceed to the roundabout taking the first exit onto Leeds Road and continue out of Harrogate. Continue for some distance before taking the exit at the roundabout signposted Leeds/Bradford and continue for approx 4 miles and on reaching the village of Huby turn right onto Strait Lane and continue for approx 500yds before turning right onto Grosvenor Gardens where No 6 is located on the left hand side, identified by our Hunters For Sale board.

ENTRANCE VESTIBULE

Accessed via UPVC glazed entrance door, UPVC double glazed window to front elevation, tiled floor, radiator, door to entrance hall and door to:

UTILITY ROOM

Worktop with space and plumbing for washing machine and tumble dryer below, radiator, UPVC double glazed window to front elevation, door to:

WC

Low level WC, wash hand basin, UPVC double glazed window to side elevation.

ENTRANCE HALL

Stairs to first floor, radiator, alarm panel, tiled floor, storage cupboard, door to:

KITCHEN

4.39m (14' 5") x 3.00m (9' 10")

Quality range of wall and base mounted units with working surfaces over with inset stainless steel one and a half sink unit with mixer tap, four ring electric hob with extractor hood over and electric double oven under, integrated dishwasher, fridge freezer, part tiled walls, tiled floor, radiator, UPVC double glazed window to rear elevation, UPVC double glazed door to rear gardens, space for large dining table.

LOUNGE

4.72m (15' 6") x 3.66m (12' 0")

UPVC double glazed windows to rear elevation, wood flooring, radiator, TV point.

OFFICE

2.84m (9' 4") x 2.03m (6' 8")

UPVC double glazed window to front elevation, storage cupboard, wood flooring, radiator.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

4.95m (16' 3") x 3.02m (9' 11")

UPVC double glazed window to rear and side elevations, two radiators.

BEDROOM TWO

4.47m (14' 8") x 2.51m (8' 3")

UPVC double glazed window to front elevation, radiator.

BEDROOM THREE

3.10m (10' 2") x 2.82m (9' 3")

UPVC double glazed window to rear elevation, radiator.

BATHROOM

Modern white suite comprising panel bath with mixer tap, shower cubicle with mains shower over and glazed sliding doors, low level WC, wash hand basin with cupboards under, radiator.

TO THE FRONT OF THE PROPERTY

A drive way provides ample off street parking with purple slate gravelled area and hedging to perimeters. This leads to a detached garage with swing doors. Gates access leads to:

REAR GARDENS

An attractive rear garden laid mainly to lawn with mature flowers and shrubs. Pathway leads to a further lawn with bark seating area and greenhouse. Mature hedging to perimeters.

VIEWING ARRANGEMENTS

By Appointment With: Hunters
Tel: 01423 536222

OPENING HOURS:

Monday, Tuesday, Wednesday, Friday: 09:00 - 17:30
Thursday: 09:30 - 17:30
Saturday: 09:00 - 16:00
Sunday: 11.00 - 14.00

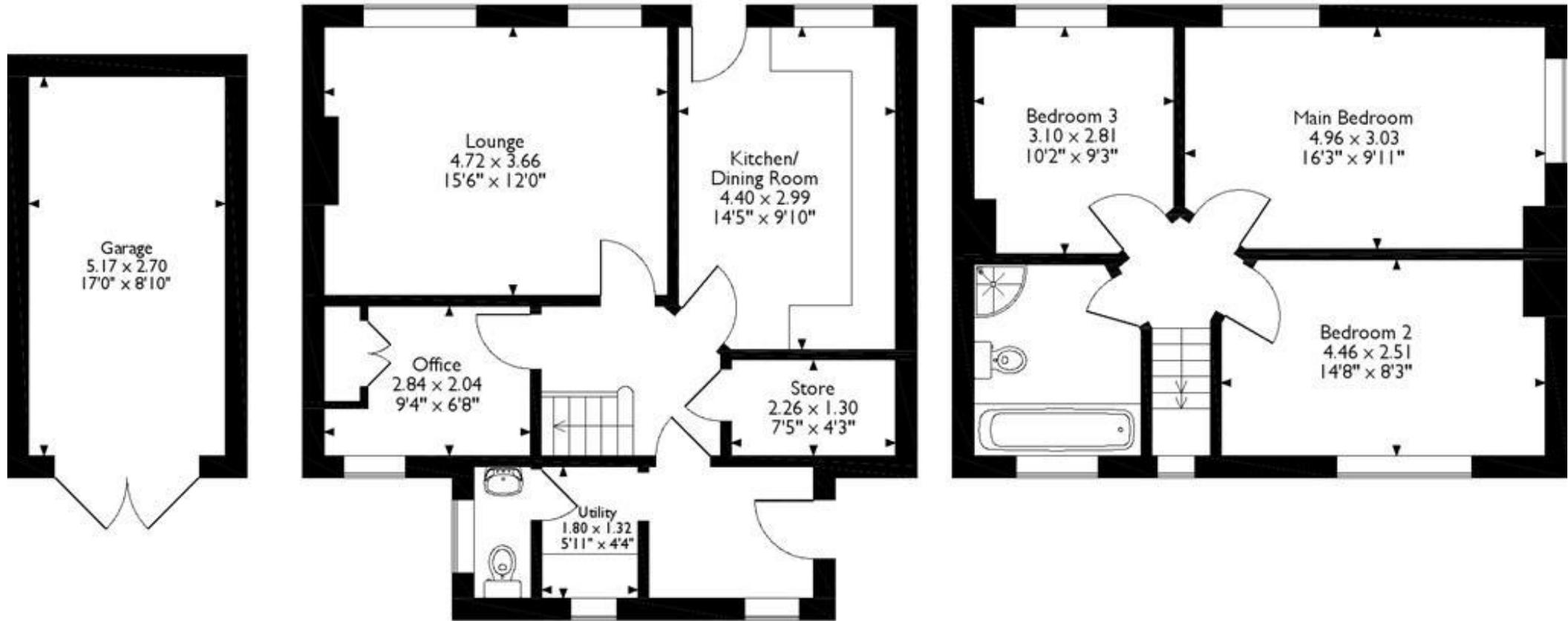
THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

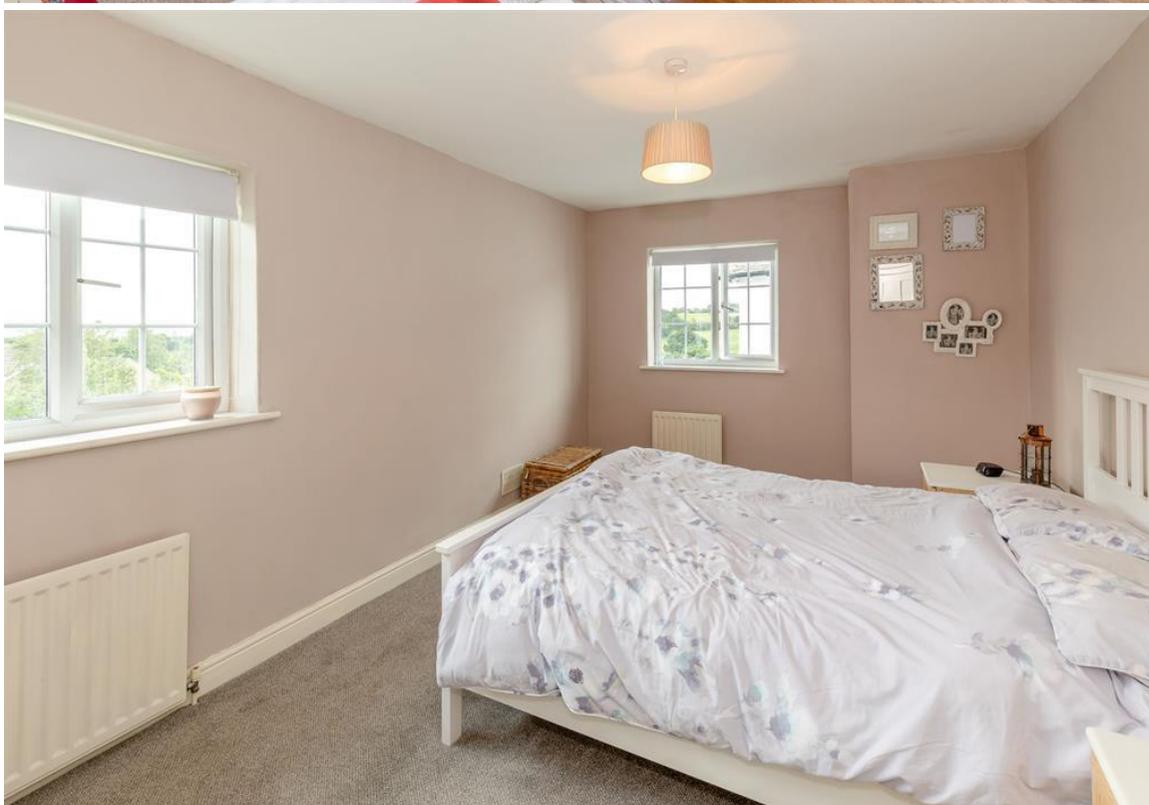
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

6 Grosvenor Gardens Huby, Leeds, North Yorkshire



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