

2 HUBY BANKS  
HUBY  
LS17 0AH



NICHOLLS  
TYREMAN



## 2 HUBY BANKS | HUBY | LS17 0AH

A must see, well-presented semi-detached property situated in the sought after village of Huby, located to the south side of Harrogate. The village is surrounded by beautiful green belt countryside and offers easy access by rail and road to Leeds, Harrogate and York

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Entrance Hall | Living Room | Dining Room | Kitchen

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Three Double Bedrooms | Bedroom Four/Study | House Bathroom

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Mature Gardens | Car Port

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Council Tax: D | Energy Rating: TBC | Tenure: Freehold

# £415,000







**The property has the benefit of double glazing with an LPG fuelled back boiler and an electrical immersion heater.**

The accommodation briefly comprises; large entrance hall, modern fitted kitchen with integrated appliances and a large living room which is open plan to the equally large dining room.

To the first floor there are three double bedrooms, the master having the benefit of built-in full-length wardrobes and a single room/home office with a house bathroom offering full modern white suite.





## OUTSIDE

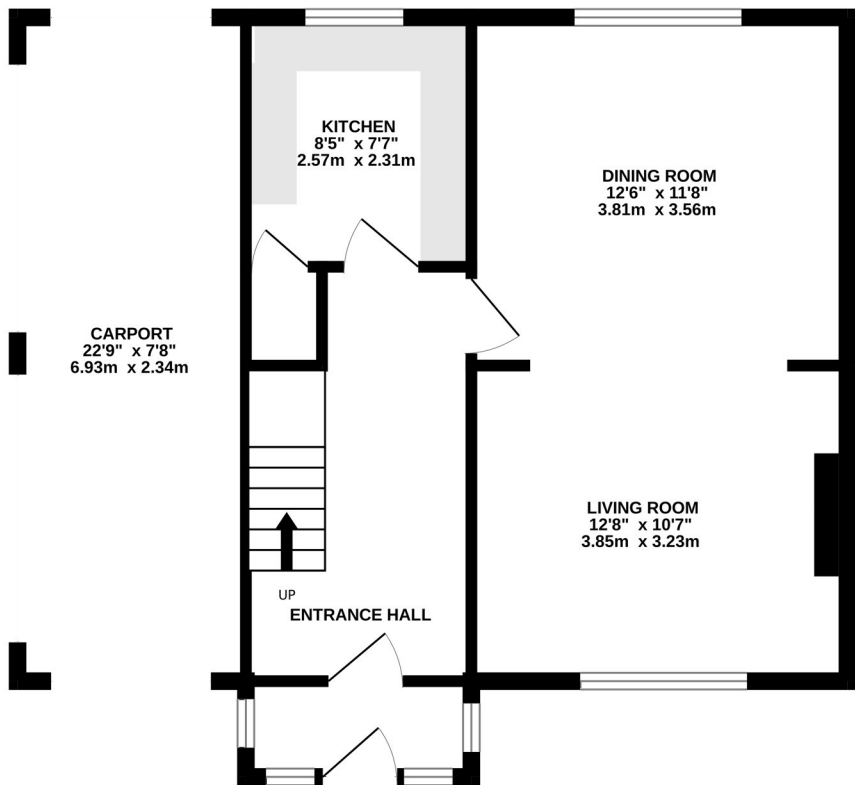
Externally the property benefits from a spacious driveway and spacious car port the side of the property.

At the rear there is a delightful, tiered garden offering a mature bedding area, a lawned area and at the top a fantastic, gravelled tier with seating area that is bathed in sunlight.

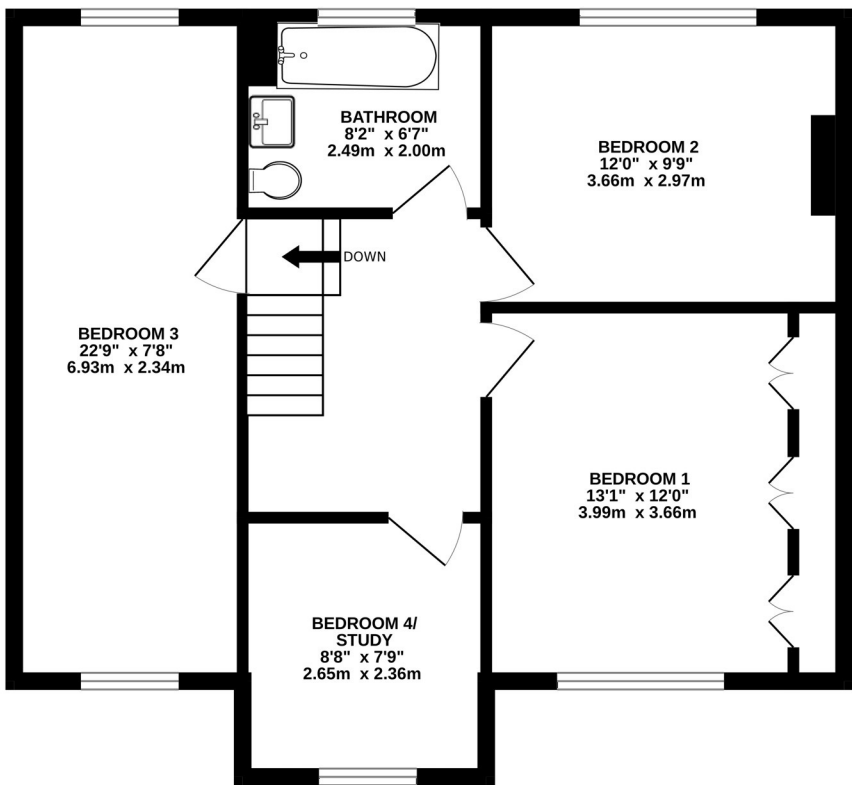




GROUND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

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