

16A HOLLY PARK  
HUBY  
LS17 0BT



16A



NICHOLLS  
TYREMAN

## 16A HOLLY PARK | HUBY | LS17 0BT

A stunning brick built and beautifully presented individual detached family home situated on a private no-through road. Located to the south of Harrogate within the enviable village of Huby offering easy access to Weeton rail link and ideal for commuting to Leeds, Harrogate and York.

Offering a magnificent contemporary style accommodation which truly requires an internal inspection to fully appreciate the design-led layout which offers unique living spaces, designed by Ian Darby Partnership in Newcastle. With the benefit of a fabulous staircase with glazed balustrade, curved walls, polished concrete flooring to the ground floor with digital, zonal underfloor heating and beautifully landscaped private garden.

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Entrance Hall | Kitchen | Living/Dining Room | Garden Room | Utility Room | Ground Floor Cloaks/wc

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Principal Bedroom with En-Suite Bathroom & Dressing Area | Two further Bedrooms one with En-Suite Shower Room | House Shower Room | Second Floor Home Office/Study/Living Area | Store Room

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Gardens | Integral Double Garage

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Council Tax: G | Energy Rating: C | Tenure: Freehold

**£895,000**



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The accommodation in brief comprises; large entrance hall, ground floor cloakroom, stunning open plan living/ dining room leading to a glazed garden room, beautifully appointed Siematic fitted kitchen (including Gaggenau appliances, double oven with grills and griddle and Insinkerator waste disposal unit) and utility room. The first floor landing creates a magnificent gallery effect with staircase to the second floor, the principal bedroom suite has a large bedroom, en-suite dressing area and newly-refurbished en-suite bathroom (with bath and shower), two further bedrooms with built in wardrobes (one having an en-suite shower room) and separate house shower room (also just refurbished). The second floor is a extensive living area, home office/study or further bedroom.

Outside to the front of the property is a parking bay and recently resurfaced driveway with ample off-street parking leading to a tandem integral double garage (heated). Forecourt garden and flagged pathways leading to the rear of the property with enclosed private, landscaped garden, set mainly to hard scape, with a variety of flowering borders, specimen plants including acers, Himalayan silver birches and a mature beech boundary hedge. A wooden pagoda covers a patio - beside a natural brook - which overlooks woodland.

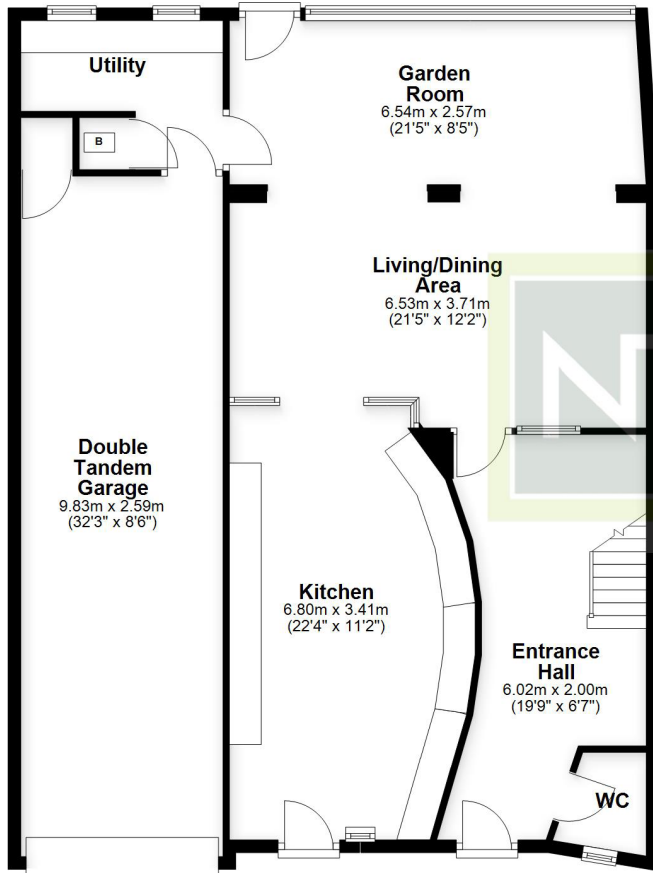






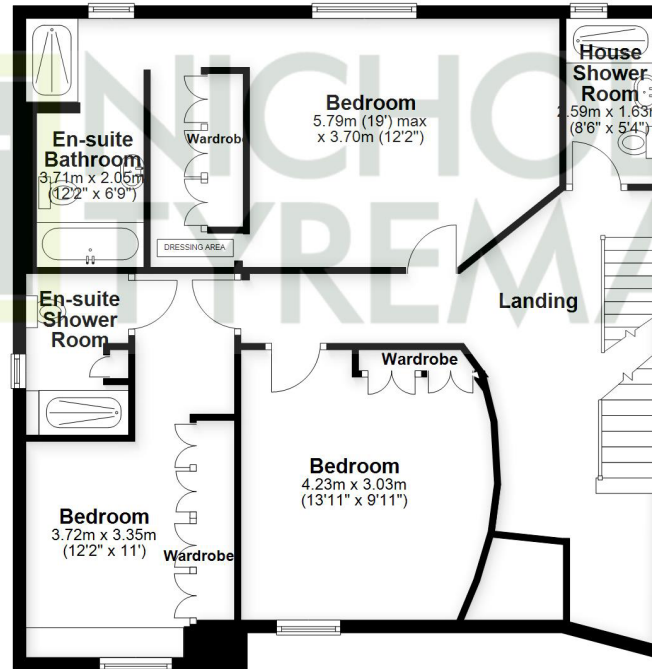
### Ground Floor

Approx. 126.4 sq. metres (1360.1 sq. feet)



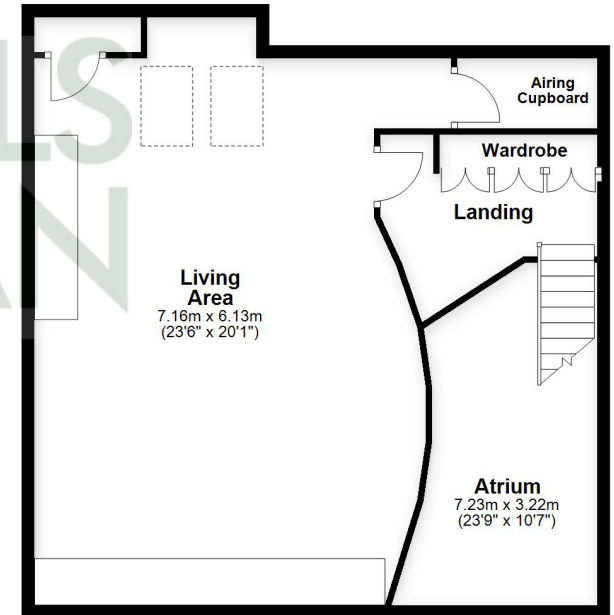
### First Floor

Approx. 99.9 sq. metres (1075.1 sq. feet)



### Second Floor

Approx. 77.6 sq. metres (835.1 sq. feet)





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