

16A HOLLY PARK  
HUBY  
LS17 0BT



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.

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Entrance Hall | Kitchen | Living Room | Dining Room | Garden Room | Utility Room  
Ground Floor Cloakroom/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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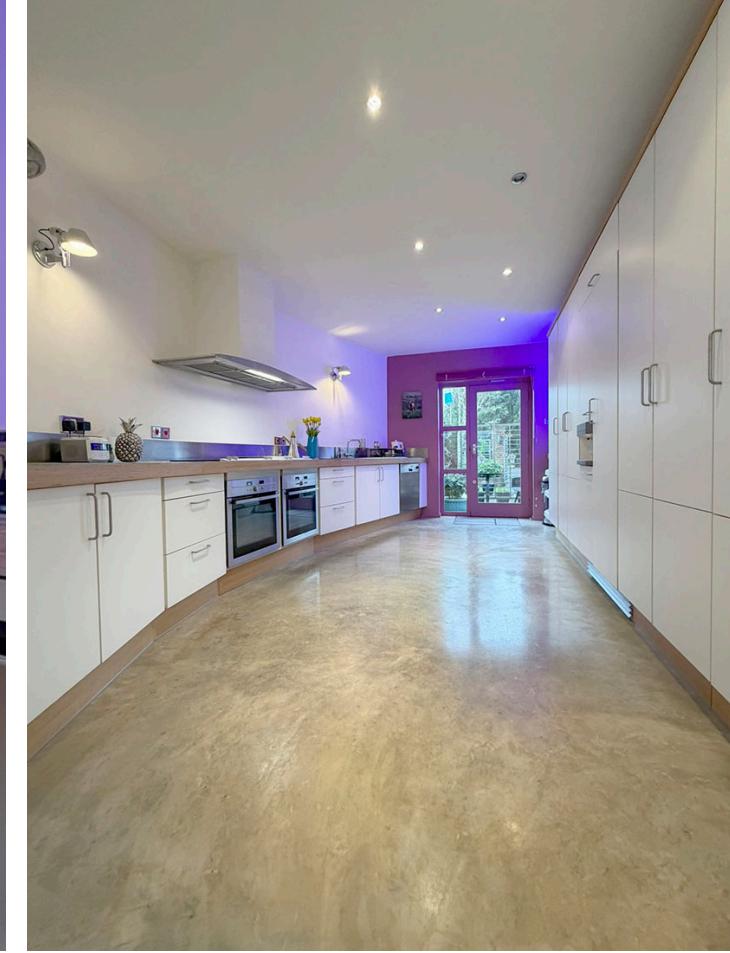
Gardens | Integral Double Garage

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

**£895,000**





The property offers 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.

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.



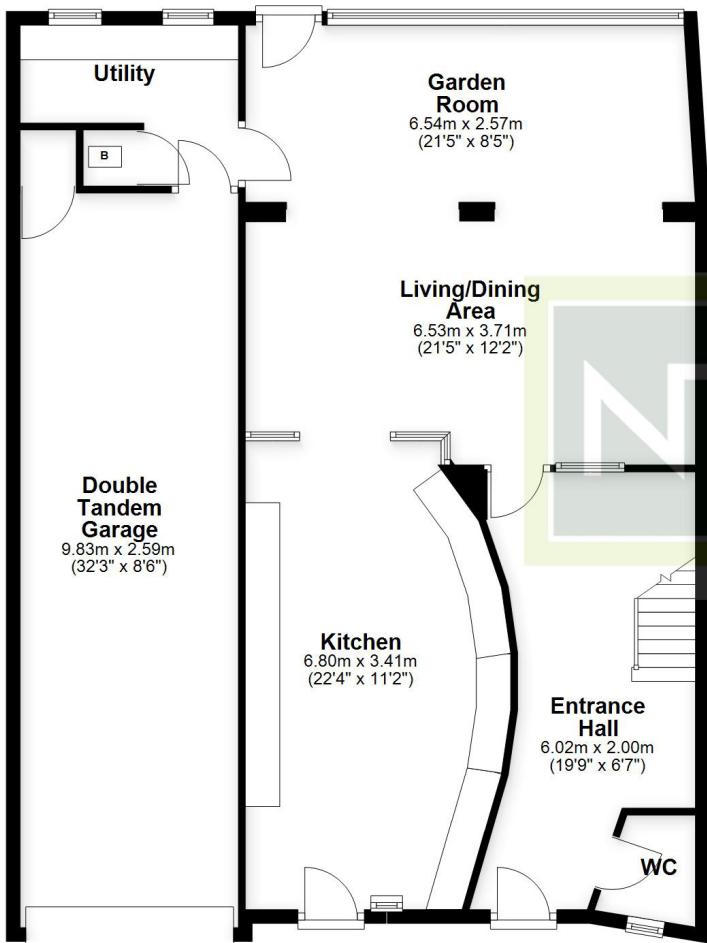






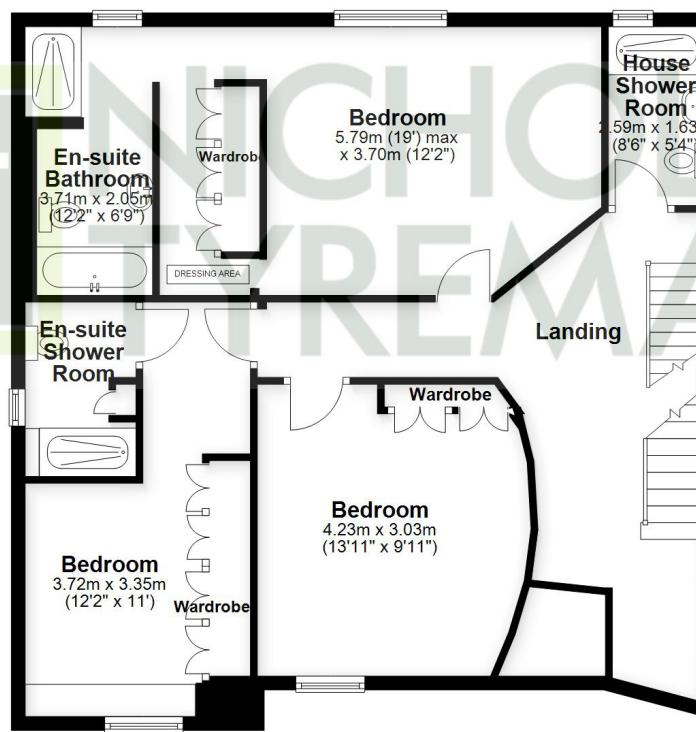
### Ground Floor

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



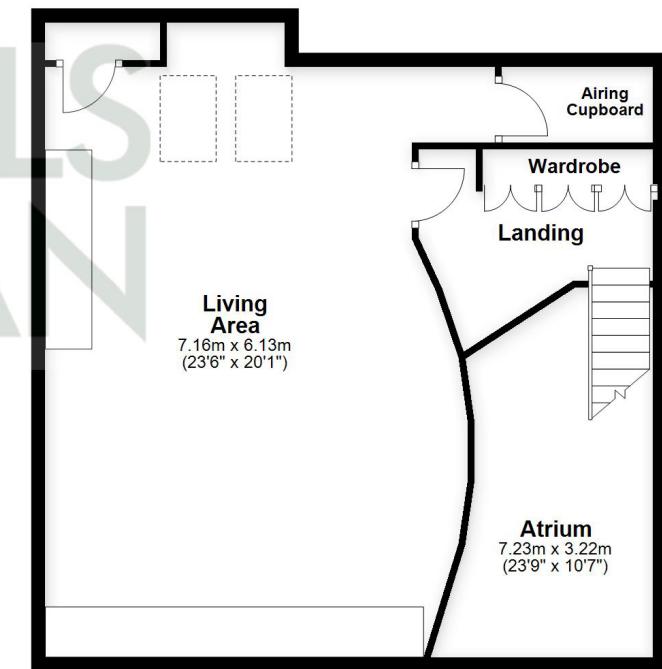
### First Floor

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



### Second Floor

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







9 Albert Street, Harrogate, North Yorkshire HG1 1JX  
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