

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate.
Plan produced using PlanUp.



16a Holly Park
Huby

£875,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

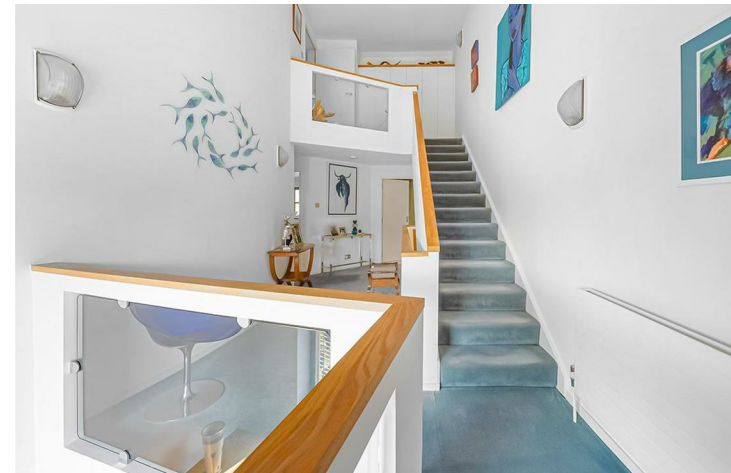
These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

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.

4 Bedrooms
2 Reception Room
3 Bathroom
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DIRECTIONS - LS17 0BT

COUNCIL TAX
 The property has been placed in band G.
TENURE
 The tenure of the property is Freehold



EPC RATING:

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	71		80
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

APPROXIMATE DISTANCES

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles