



# 'GLENBURN' OFF THE PINES, HUBY LS17 0HA

**Asking price £725,000**

## FEATURES

- An Individual Detached Bungalow Set Within A Highly Sought After Neighbourhood
- Two Reception Rooms With Lovely Outlooks And A Wood Burning Stove To The Sitting Room
- Two Driveways Providing Ample Parking And A Double Garage
- EPC Rating D / Tenure Freehold / Council Tax Band E
- Four Double Bedrooms And Two Smartly Appointed Bathrooms
- Outstanding Landscaped Gardens Totalling Just Over A Quarter Of An Acre
- Just 0.3m From Weeton Train Station Servicing Leeds, Harrogate And Further Afield
- Truly Worthy Of An Appointment To View To Be Fully Appreciated.



# 4 Bedroom Bungalow - Detached located in Huby

Nestled in the serene location of The Pines, Huby, twixt Leeds and Harrogate, within easy reach of Pool and Otley, this stunning detached bungalow offers a perfect blend of comfort and elegance. Spanning an impressive 1,706 square feet, the property boasts four spacious bedrooms and two well-appointed bathrooms, making it an ideal home for families or couples looking for space inside and out.

Upon entering, you will be greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests, with the sitting room also having a warming wood burning stove. The heart of the home is undoubtedly the beautifully refurbished kitchen, which has been thoughtfully designed to meet modern standards. The extensive improvements made since our clients purchase in late 2011 also includes new plumbing and electrics throughout, replastered walls and ceilings, ensuring a hassle-free living experience.

Set on just over a quarter of an acre, the property is surrounded by beautifully landscaped gardens that provide lovely views and a tranquil atmosphere. The outdoor space is perfect for enjoying the fresh air or hosting gatherings. Additionally, the ample parking facilities for several vehicles, along with a double garage, add to the convenience of this remarkable home.

Significant external works were completed in 2014, including a new roof and extensive insulation to the roof and walls, enhancing the comfort and energy efficiency of the property. This bungalow is not just a home; it is a sanctuary that combines modern living with the beauty of nature.

With its prime location and extensive renovations, this property is a rare find in the market. Whether you are looking for a family home or a peaceful retreat, this bungalow in Huby is sure to impress. Do not miss the opportunity to make this exquisite property your own.

To arrange your viewing appointment, please contact Shankland Barraclough Estate Agents.

## HUBY

Huby itself is a beautiful Yorkshire village, surrounded by the most amazing open countryside, with an abundance of walks and the famous Almscliffe Crag. The local train station is approximately half a mile away providing a regular service between Harrogate and Leeds as well as further afield. Locally children tend to attend the excellent schools in Pool and North Rigton for Primary schooling, with many then going on to the Harrogate schools for their secondary education. For those travelling further afield with work or on holiday, Leeds Bradford Airport is approximately a ten to fifteen minute drive away.

## The Accommodation...

The accommodation with ELECTRICAL HEATING SYSTEM, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Entrance Hallway

Having glazed doors and side windows to the front and the rear of the building and giving access to the following accommodation.

### Sitting Room 17'9" x 16'9" (5.41m x 5.11m)

A lovely light and airy reception room having a feature curved bay with windows and a glazed door opening out to the extensive gardens. Warming wood burning stove inset to the chimney breast.

### Dining Room 17'6" x 14'3" (5.33m x 4.34m)

The perfect entertaining area, the dining room sits adjacent to the kitchen and has windows to two elevations including full length windows that look out over the sumptuous gardens.

### Kitchen 14'3" x 11' (4.34m x 3.35m)

Smartly appointed with a good range of modern wall and base units having worksurfaces over and a sink unit inset. The kitchen includes a built in electric oven and hob, together with space and plumbing for both a washer and a dishwasher. Window overlooking the gardens.

### Bedroom 1. 13'9" x 11' (4.19m x 3.35m)

Windows to two elevations and a built in cupboard.

### Bedroom 2. 13'6" x 11' (4.11m x 3.35m)

Window and a glazed door to the gardens and built in cupboards.

### Bedroom 3. 17'6" x 11' (5.33m x 3.35m)

Two windows looking over the garden and built in wardrobes.

### Bedroom 4 / Studio Office 16' x 12'9" (4.88m x 3.89m )

Large window over looking the fabulous gardens and with a lovely view.

### Bathroom

Fitted with a smart four piece suite in white comprising a panelled bath, a wash hand basin, bidet and a low level wc. Complemented by tiled walling, an electric heated towel rail, an extractor and a window.

### Shower Room

A three piece suite comprising a shower cubicle, a wash hand basin and a low level w.c Complemented by tiled walls, an electric heated towel rail, extractor and a window.

### Outside

A truly magnificent feature of this fine home are the beautiful landscaped gardens and the outlook. Standing in a plot just over a quarter of an acre in size, the property has two driveways, one from Grosvenor Gardens and a second longer driveway from The Pines. This driveway leads to the garage 18' x 16' with an up and over door to the front and a further valuable garden store area to the rear. The gardens are made up of neat manicured lawns that offer a beautiful selection of shrubs, plants, trees and hedging, providing interest and colour all year round. The property also has well placed patio areas together with a raised balcony with glass balustrades affording excellent views.

### Tenure, Services And Parking

Tenure: Freehold

Services: Mains Electric, water and drainage are connected. There is no gas to the property.

Parking: Driveways and a double garage.



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### Council Tax

North Yorkshire Council Tax Band E. For further details on North Yorkshire Councils Tax Charges please visit [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 80 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

### Flood Risk Summary

Surface Water - Very Low  
Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

### Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

### Opening Hours

Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm

### Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.



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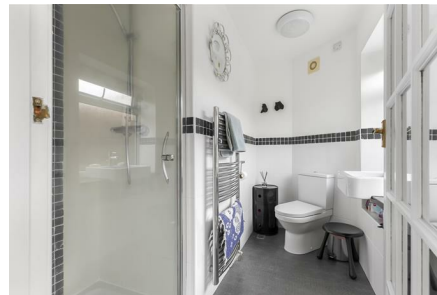


### Offer Acceptance & AML Regulations

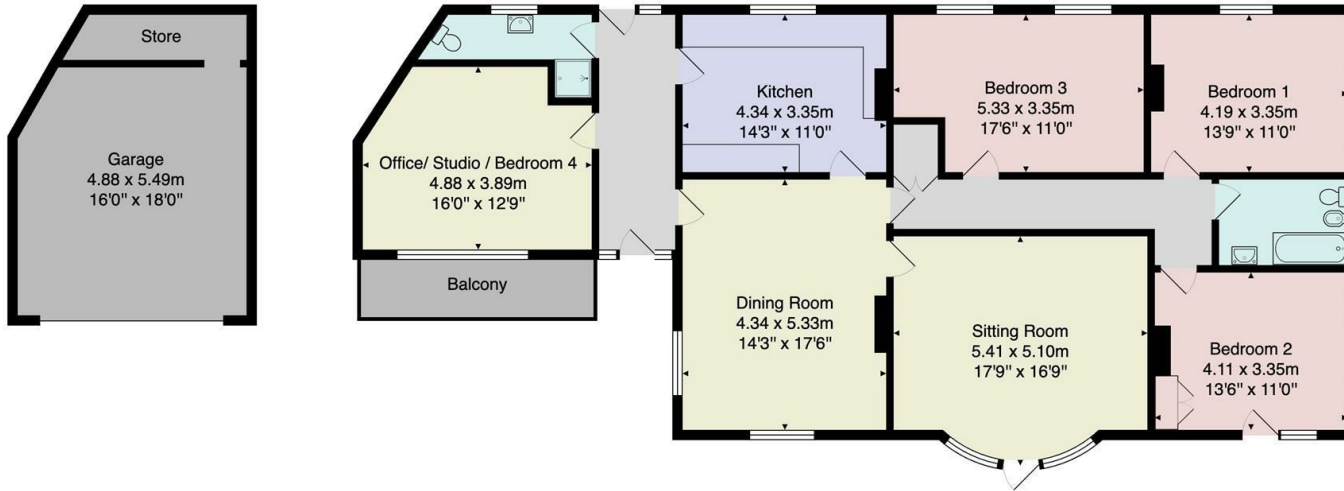
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

### Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale. Although the main access to the property is from the Pines LS17 0HA, the actual postal address is Glenburn, 9 Grosvenor Gardens, Huby, LS17 0ED.



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Total Area: 158.5 m<sup>2</sup> ... 1706 ft<sup>2</sup> (excluding balcony, garage, store)

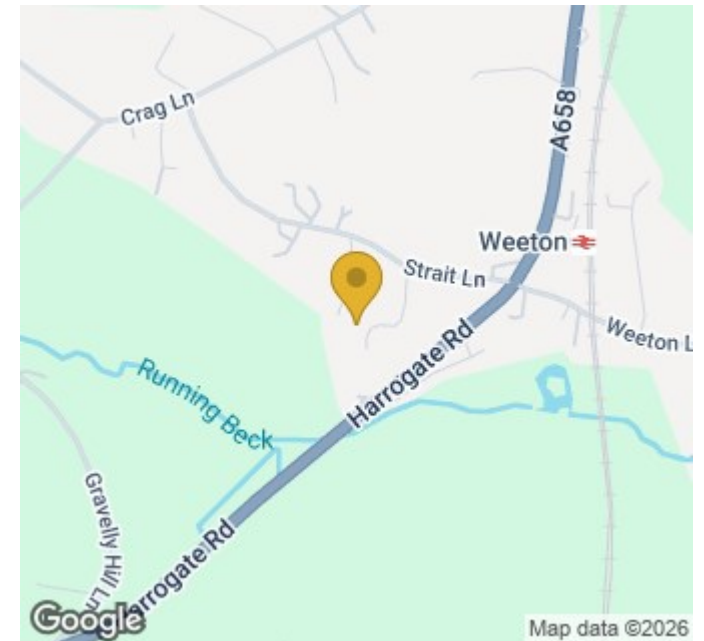
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**T: Call us on 01943 889010**

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