





1 Wayside Terrace, Huby

Guide Price £300,000

• 3 bed semi-detached house • • Chain free • • Off road driveway • • Attractive gardens to side and rear • • Sought after village location • • Excellent commuter links

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A good sized three-bedroom semi-detached house, offered to the market chain-free, in the highly sought after village location of Huby, approximately 6 miles to the south of Harrogate. Surrounded by green belt countryside, this property offers extremely convenient road and rail links to Harrogate, Leeds, York and beyond. Weeton station is a short walk away and the bus stop only a moments walk providing direct access to Otley and Leeds Bradford Airport. This is a wonderful opportunity to enjoy a village lifestyle while remaining well connected. The accommodation is well-proportioned throughout and includes two reception rooms, modern kitchen, three bedrooms and a house bathroom, making it well-suited to a range of purchasers. The property additionally benefits from off road parking and attractive gardens to the side and rear.

LOCATION

Huby is a highly desirable North Yorkshire village, a few miles to the south side of Harrogate offering a wonderful combination of countryside living, community and excellent transport links. The village benefits from a well-regarded primary school, a welcoming family-friendly pub, and a village hall which hosts a variety of clubs, activities and events throughout the year. Almscliffe Tennis club is also nearby, with beautiful countryside and walks on the doorstep. Weeton railway station provides services to Leeds, Harrogate and York, with easy connections to London & Manchester. Leeds Bradford Airport is also within easy reach, making it an excellent choice for commuters. With its attractive rural setting and convenient access to Harrogate, Leeds, York and beyond , Huby offers an appealing balance of village life and accessibility ideal for families and professionals alike.

AGENT'S NOTE

The property benefits from an electric heating system. There is no mains gas connected to the property, although all other mains services are available.

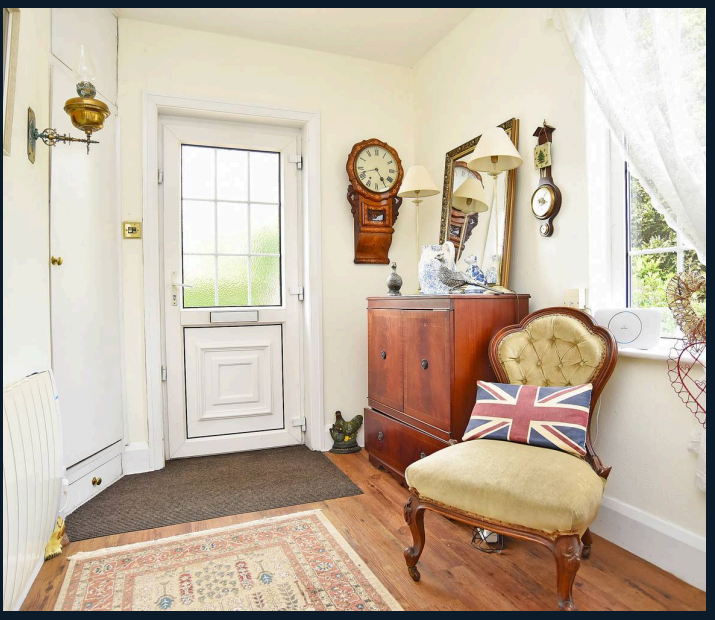
EPC: F.

Council Tax: C. Freehold



GROUND FLOOR

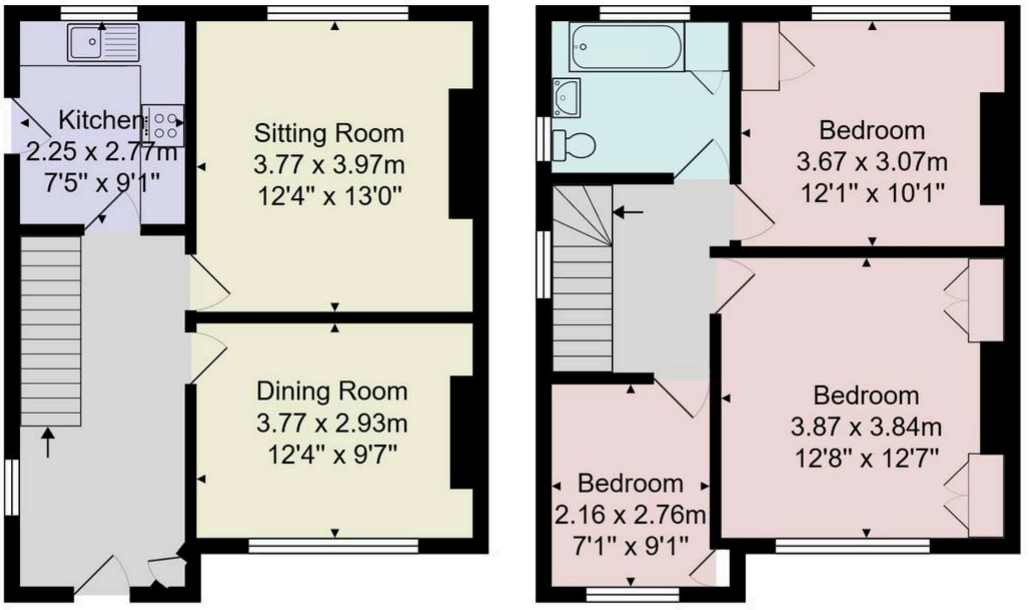
The property opens into a spacious reception hall which leads through to the main living accommodation. There is a generous sitting room with a stone fireplace and window overlooking the garden. A separate dining room provides a further reception space. The kitchen is fitted with a range of modern units and includes an electric hob, oven and integrated dishwasher. FIRST FLOOR On the first floor are two well-proportioned double bedrooms, with a further single bedroom with built-in cupboard storage. The third bedroom would also make an ideal home office, study or occasional guest room.



FIRST FLOOR

The first floor is completed by the house bathroom, fitted with a white suite comprising WC, wash basin and bath with shower over. OUTSIDE Externally, the property benefits from a spacious driveway providing off-street parking for up to two cars. To the side of the property are two attractive seating areas, creating lovely spaces to sit and enjoy the garden while also offering a good degree of privacy. The seating areas lead around to the pleasant rear lawned garden, which features a variety of mature planting and well-stocked borders, together with a mature baking apple tree and a further raised, paved seating area. The front and side gardens are also complemented by established flowering borders, adding colour and character throughout the seasons. A timber garden shed provides useful additional storage.





Ground Floor First Floor

Total Area: 89.4 m² ... 963 ft²
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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