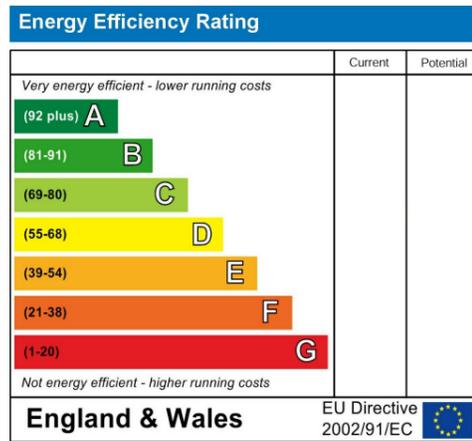


Floor Plan



Energy Performance Certificates



Directions

Proceed into Huby from the Harrogate side and in the village turn right into Strait Lane where the property is easily found on the left marked by a Hopkinsons for sale board.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£415,000

1 Ashfield Place, Huby, Leeds, LS17 0EB

4 Bedroom House - End Terrace

**A very well presented four bedroom end terrace house with spacious living accommodation throughout, split over three floors, with stunning views to the rear of the Wharfe Valley and benefitting from a regular train link into Harrogate, Leeds and York from Weeton train station, which is just a 5 minute walk.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

With oil-fired central heating and UPVC double-glazed sash windows, UPVC doors throughout, the living accommodation comprises front door leading into the spacious living room, feature fireplace with multi-fuel stove; breakfast kitchen with integrated appliances, electric hob, electric oven, fridge/freezer and dishwasher; separate utility room with floor to ceiling cupboards, enclosing central heating boiler and plumbing for washing machine; downstairs WC.

On the first floor the landing leads to the master bedroom, which has double doors leading out onto the balcony with south facing views towards the Wharfe Valley. There is a second bedroom with a useful built-in wardrobe and an en suite shower room with walk-in shower, WC and hand basin.

On the second floor is the house bathroom with a modern white suite comprising roll-top standalone bath, WC and hand basin. There is another double bedroom with fitted wardrobes and dressing table and then the final, fourth bedroom, which could make a great office, if required.

Outside, to the front of the property, is off-street parking for one vehicle and a fully enclosed lawn, which offers a pleasant seating area and is also dog friendly. The balcony to the rear of the property offers a fantastic entertaining space and seating area with stunning countryside views. To the rear is a shared access driveway to the neighbouring properties, where there are two external storage sheds, which are private to the property.

