



HEATH COTE STRAIT LANE, HUBY LS17 0EA

Offers over £475,000

FEATURES

- Handsome Stone Built Period Home Set Within This Highly Sought After Neighbourhood
- Two Spacious Reception Rooms, With A Wood Burner To The Sitting Room
- Downstairs Toilet, First Floor Bathroom, Second Floor Shower Room
- Conveniently Set Just A Short Walk From Weeton Train Station
- Four Double Bedrooms And A Home Office
- Nicely Appointed Kitchen With A Range Style Cooker
- Enclosed South Easterly Facing Lawned Gardens And A Carport Garage
- EPC Rating E / Tenure Freehold / Council Tax Band F



**SHANKLAND
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ESTATE AGENTS

Charming Character 4 Double Bedroom Period Home

Set in the heart of the charming village of Huby, twixt Leeds and Harrogate, this delightful detached house on the corner of Strait Lane offers a perfect blend of modern living and traditional character. Spanning an impressive 1,861 square feet, the property boasts two spacious reception rooms, with the sitting room also having a warming wood burning stove, ideal for both entertaining guests and enjoying quiet family evenings.

With four well-proportioned bedrooms and a study room, this home provides ample space for a growing family or those seeking extra room for guests or a home office. The two bathrooms ensure convenience for all, making morning routines a breeze.

One of the standout features of this property is its lovely character details, which add a unique charm and warmth to the home. The enclosed lawned gardens provide an attractive outdoor space, perfect for children to play or for hosting summer barbecues with friends and family.

Additionally, the property is conveniently located just a short stroll from Weeton train station, offering easy access to Leeds, Harrogate and beyond, making it an ideal choice for commuters. This home truly represents a wonderful opportunity to enjoy a lovely village lifestyle while remaining well-connected to the vibrant city life. Don't miss the chance to make this charming house your new home.

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

The accommodation with OIL FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway

A lovely hallway having beautiful tiled flooring, wall panelling, a central heating radiator and a door to the garden. Staircase to the first floor.

Sitting Room 14'11" x 12'4" (4.55m x 3.76m)

A lovely reception room having a focal wood burning stove inset to the chimney breast, deep moulded ceiling corning complementing the decorations, a central heating radiator and windows looking over the garden.

Dining Room 15'9" x 12'1" (4.80m x 3.68m)

Stripped and polished floorboards, a focal fireplace to the chimney breast, moulded ceiling corning, a central heating radiator and a bay window looking over the gardens.

Kitchen 12'5" x 11'7" (3.78m x 3.53m)

Smartly appointed breakfast kitchen offering a good range of fitted units including a central island. Range style cooker included as is an integrated dishwasher, with space and plumbing for a washer. Window and a door to the rear lobby.

Lobby

Door to the porch and a further door to the downstairs WC.

Downstairs WC

Fitted with a two piece suite in white that includes a low level wc and a wash hand basin. Window.

Cellar

A useful area that has a light.

First Floor Landing

Providing access to the following rooms:

Bedroom 1. 15' x 12' (4.57m x 3.66m)

A lovely principle bedroom having exposed painted floorboards, moulded ceiling cornice, a central heating radiator and windows looking over the garden.

Bedroom 2. 12'1" x 12' (3.68m x 3.66m)

Moulded ceiling cornice, a central heating radiator and a window.

Home Office 7'10" x 5'6" (2.39m x 1.68m)

Window and a central heating radiator.

House Bathroom 12'2" x 11'7" (3.71m x 3.53m)

A lovely proportioned house bathroom, very well appointed and fitted with a five piece suite that includes a free standing roll top bath with claw feet, a large walk in shower with a glazed screen, twin sinks and a traditional styled high flush wc. Attractive tiled flooring, moulded ceiling corning and a window.

Second Floor Landing

With access to the following rooms:

Bedroom 3. 15'2" x 11'11" (4.62m x 3.63m)

Windows and a central heating radiator.

Bedroom 4. 12'7" x 12'5" (3.84m x 3.78m)

Two windows and a central heating radiator. Eaves storage cupboard.

Shower Room

Fitted with an older suite that includes a shower base and a wash hand basin. Central heating radiator and skylight window.

Separate WC

Low level w.c and a skylight window.

Outside

The property enjoys a south / south easterly facing lawned garden with fencing enclosing and attractive stocked borders. A carport with a garage door to the front provides good storage. Further storage to the stone outhouse which also house the central heating boiler.



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Tenure & Services

Tenure: Freehold

Mains water and electric connected. Central heating is oil.

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 with various levels of service. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax

North Yorkshire Council Tax Band F. For further details on North Yorkshire Council Tax Charges please visit www.northyorks.gov.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 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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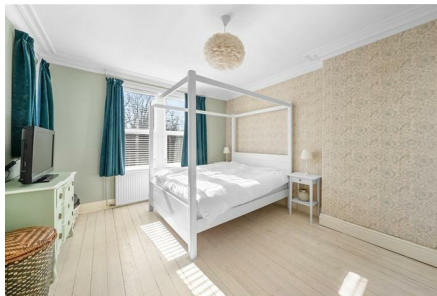


Offer Acceptance & AML Regulations

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.



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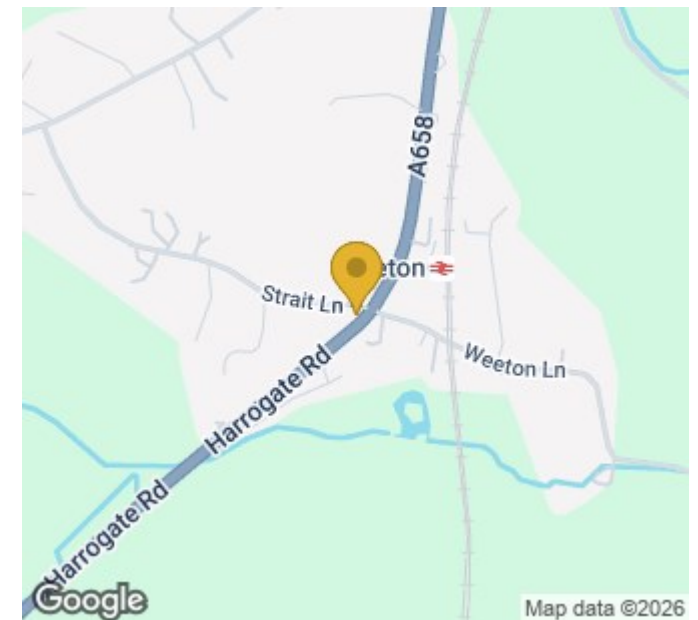
Strait Lane, Huby, LS17

Approximate Gross Internal Area = 172.9 sq m / 1861 sq ft
(Excluding Eaves Storage)
Store = 5.3 sq m / 57 sq ft
Total = 178.2 sq m / 1918 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		71
	43	
England & Wales		
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.



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W: www.shanklandbarracloough.co.uk

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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