



2 CRAG VALE, HUBY LS17 0BS

Asking price £620,000

FEATURES

- A Fabulous Five Bedroomed Victorian Terraced House With A Funky Modern Twist
- Two Spacious Reception Rooms Both With Focal Fireplaces & A Wood Burning Stove To The Sitting Room
- Two Smartly Appointed Bathrooms, One To The First Floor And One To The Top Floor
- Well Appointed Dining Kitchen With A Range Style Cooker & A Dishwasher Built In
- Useful Full Height Basement Offering Further Potential (STP) Or Provides Great Storage
- South Easterly Facing Garden Together With A Further Surprise Garden Looking Over The Adjoining Field
- Parking And A Double Garage Which Lets Be Honest Needs Replacing But It Is There
- EPC Rating E / Tenure Freehold / Council Tax Band F



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A Stunning Blend Of Traditional Features With A Funky Modern Twist

Nestled in the charming village of Huby, this delightful Victorian mid-terraced house offers a perfect blend of traditional character and modern flair. Spanning an impressive 2,343 square feet, the property boasts two spacious reception rooms, five well-appointed bedrooms, and two bathrooms, making it an ideal family home.

As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by the unique features that reflect its Victorian heritage whilst offering a funky modern twist that is sure to be admired by all that see it. The layout is thoughtfully designed to provide both comfort and functionality, ensuring ample space for family living and entertaining.

The property is further enhanced by an attractive southerly facing garden, perfect for enjoying sunny afternoons. Additionally, a hidden 'surprise' garden of excellent proportions awaits, providing a wonderful outdoor retreat. For those with vehicles, there is parking available, along with an older double garage that offers further convenience and potential to update.

One of the standout features of this home is its picturesque views overlooking the fields of the adjoining countryside, allowing you to enjoy the beauty of nature right from your doorstep. Furthermore, the location is highly convenient, with Weeton train station just a short ten-minute walk away, providing easy access to Harrogate, Leeds, and beyond.

This property truly encapsulates the essence of family living, combining the charm of a Victorian home with modern amenities in a serene setting. It is a rare opportunity to acquire a stunning residence in a sought-after area, perfect for those looking to settle in a vibrant community.

To arrange your viewing of this fine home, please contact Shankland Barraclough Estate Agents in Otley.

The Accommodation...

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

Basement Cellar 16' x 15'6" max (4.88m x 4.72m max)

A full height cellar offer excellent space for storing certain items, has light and power supplied.

Entrance Hallway

A lovely traditional Victorian hallway having a glazed door to the garden, attractive wooden flooring and the feature staircase to the first floor. Plastered ceiling cornicing and a traditional styled radiator.

Sitting Room 16' x 11'10" plus bay (4.88m x 3.61m plus bay)

What a fantastic reception room having a deep bay window that looks out over the garden, a focal wood burning stove inset to the chimney breast, plastered detailed cornicing complementing the decorations, wooden flooring and a traditional styled radiator.

Dining Room 15' x 13'5" (4.57m x 4.09m)

A lovely proportioned second reception room with a feature marble fireplace and a cast iron inlay, wooden flooring, plastered cornicing, a sash window to the rear and a traditional styled radiator.

Kitchen 14'9" x 10'6" (4.50m x 3.20m)

Offering a comprehensive range of fitted kitchen units having contrasting granite worktops and upstands over, together with an integrated dishwasher, a Belfast sink and a range style cooker. Complemented with tiled flooring, a central heating radiator and sash windows to two elevations.

First Floor Landing

A good sized landing with wooden flooring, plastered ceiling cornice complementing the decorations and the elegant staircase.

Bedroom 1. 15'1" x 13'5" (4.60m x 4.09m)

A focal fireplace to the chimney breast, plastered detailed ceiling cornice complementing the decorations, a traditional styled central heating radiator and a sash window.

Bedroom 2. 13'5" x 12' (4.09m x 3.66m)

Having fitted wardrobes to both alcoves, detailed plastered ceiling cornice complimenting the decorations, a traditional styled central heating radiator and two sash windows looking out over the garden and the field beyond.

Bedroom 5 or Study 7'2" x 6'3" (2.18m x 1.91m)

Currently used as a study having a sash window looking over the garden and the field beyond, together with a traditional styled central heating radiator.

Dressing Room

Providing excellent clothes storage space with fitted hanging and shelving in place. Two windows for natural light.

Bathroom WC

Another touch of luxury to this house is the house bathroom, light and airy having a high pitched ceiling with Velux styled windows inset together with a sash window for excellent natural light. The focal point of the room is the free standing bath, together with a large walk in shower with glazed screens, a wash hand basin and a low level wc. Complemented by tiled walls and splash backs, and a central heated towel rail.

Second Floor Landing

Via a turning staircase with a Velux styled window throwing natural light into the stairwell.

Bedroom 3. 13'7" x 11'10" (4.14m x 3.61m)

Focal fireplace to the chimney breast, a traditional styled central heating radiator and a a sash window looking out over the garden and the field beyond.

Bedroom 4. 15'2" x 13'7" (4.62m x 4.14m)

Focal fireplace to the chimney breast, a traditional styled central heating radiator and a sash window.



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Shower Room & WC

A great facility for the top floor bedrooms, this shower room is fitted with a three piece suite that includes a walk in shower with a glazed screen, a wash hand basin and a low level wc. Central heated towel rail and a Velux styled window for natural light.

Outside

The property enjoys a very pleasant garden which has a neat paved patio with steps and a lawn down to a further decked patio that looks out to the adjoining field. A pathway then leads past next doors garden and comes to a surprise garden area of good proportions and laid to lawn, ideal for children's play area, football nets etc and once again looks out over the adjoining field. At the top of the garden is an old double garage with parking in front, access from Crag Lane Ideally this needs replacing but offers further scope and potential to add value to this property.

Tenure, Services And Parking

Tenure: Freehold

Services: Mains Electric & Water. The Central Heating Is Oil

Parking: Drive and garage.

Council Tax

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

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Standard Broadband up to 29 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>

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



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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.

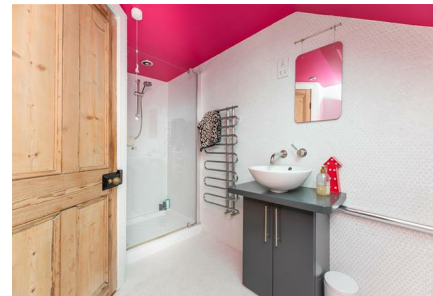
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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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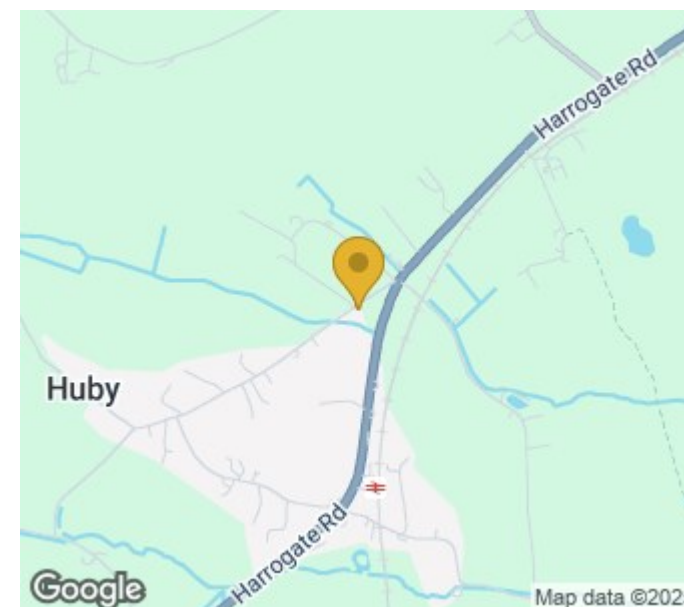
Total Area: 217.7 m² ... 2343 ft²

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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