



RED BERRIES HOLLY PARK, HUBY LS17 0BT

Asking price £525,000

FEATURES

- Beautifully Presented Four Bedroom Semi Detached House Set In A Tree Lined Street
- Sought After Village Of Huby Within Easy Walking Distance Of Weeton Station
- Excellent Energy Efficiency Improvements Including Air Source Heat Pump Heating
- Light And Airy Through Sitting Room With A Warming Wood Burning Stove
- Smartly Appointed Dining Kitchen With Granite Tops & Integrated Appliances
- Modern En-Suite And A Four Piece House Bathroom With Under Floor Heating
- Electronic Gated Double Width Driveway And An Integral Garage
- Neat Lawned Gardens, Fully Enclosed To The Front And Rear
- Tenure Freehold / Council Tax Band E / EPC Rating D
- Truly Worthy Of An Appointment To View



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ESTATE AGENTS

4 Bedroom Semi Located On A Beautiful Tree Lined Road

Positioned within the prestigious Holly Park neighbourhood in the sought after village of Huby, we are delighted to offer for sale this immaculate four bedroomed semi detached, located behind electronic gates and standing within attractive gardens to the front and rear elevations. Since purchasing the property in 2017, our clients have meticulously improved the house including the addition of an Air Source Heat Pump central heating system, an attractive well appointed dining kitchen, two smartly appointed bathrooms, new double glazing, new composite outer doors and great insulation to the loft and cavity walls making for very comfortable living. In addition to the wonderful accommodation already on offer, the property also comes with the added benefit of having planning approval already in place for a full width single storey extension to the rear which would make for the most fabulous living and dining kitchen area with Bi-Fold doors to the enclosed rear garden. Date of Decision 30th November 2023, planning reference ZC23/03949/CLOPUD. Externally the property enjoys a neat double width driveway providing secure private parking behind electronic gates, together with an integral garage. The gardens are predominately laid to lawn and fully enclosed, ideal for your family and pets alike to safely enjoy.

Located in the highly regarded village of Huby, the property is within easy walking distance of Weeton Train Station for those commuting to Leeds, Harrogate or further afield, as well as being on the doorstep to some of the areas finest countryside with attractive walks found nearby. The property is also within easy reach of Leeds Bradford International Airport, which is approximately a 10-15 minute drive away. Reputable primary and high schools are within the area further making this a popular family neighbourhood.

To arrange your viewing of this fine four bedroomed home, please contact Shankland Barraclough Estate Agents for your appointment.

The accommodation with AIR SOURCE HEAT PUMP CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway

Via a composite outer door to the front elevation, this light and airy hallway includes the staircase to the first floor, a useful understairs storage cupboard and a central heating radiator.

Downstairs WC

Fitted with a two piece suite in white including a wash hand basin and a low level wc. Chrome central heated towel rail and a window to the to the front elevation.

Sitting Room 19'10" x 11'5" (6.05m x 3.48m)

A fabulous proportioned dual aspect reception room having large windows looking over the front and rear gardens. Focal wood burning stove inset to the chimney breast and two central heating radiators.

Dining Kitchen 18'7" x 9'6" (5.66m x 2.90m)

Comprehensively fitted with a good range of fitted kitchen units having contrasting granite worksurfaces over and a sink unit inset. The kitchen includes a built in twin ovens with an induction hob over, an integrated dishwasher and a fridge-freezer. Space and plumbing for a washer and space next to it for a condensing tumble dryer. Central heating radiator, windows to the rear and a composite door to the side elevation.

First Floor Landing

Providing access to the following rooms:

Bedroom 1. 15'5" max x 11'5" (4.70m max x 3.48m)

Benefitting from mirror fronted wardrobes, a central heating radiator and a window to the front elevation.

En-Suite To Bedroom 1

Fitted with a smart three piece suite which includes a walk in shower with a glazed screen, a low level wc and a wash hand basin.

Bedroom 2. 11'6" x 11'5" (3.51m x 3.48m)

Central heating radiator and a window to the front elevation.

Bedroom 3. 10'11" x 8'4" (3.33m x 2.54m)

Central heating radiator and a window looking over the rear garden.

Bedroom 4. 8'2" x 7'10" (2.49m x 2.39m)

Central heating radiator and a window looking over the rear garden.

House Bathroom

Fitted with a smart modern four piece suite comprising a walk in shower, a stand alone bath with a tall chrome filler tap, a wash hand basin and a low level wc. Complemented by tiled walls and flooring, two windows to the rear and luxurious underfloor heating.



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Outside

To the front, secure electronic gates to the front lead to a good sized double width driveway and to the integral garage (16'9" x 11'5" max). The garden to the front is laid to lawn with neat shrubbed bushes to the borders and brick walling. Moving around to the rear is a lovely enclosed garden with a neat lawn, large patio area fencing and hedging.

Tenure, Services And Parking

Tenure: Freehold

Mains Water, Drainage & Electric all connected. Please note there is no gas to the property.

Parking: Gated Private Driveway & Garage

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 36 Mbps download speed is available to this property. Mobile Phone coverage is available too three of the four main carriers, being Vodafone, Three & O2. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax

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

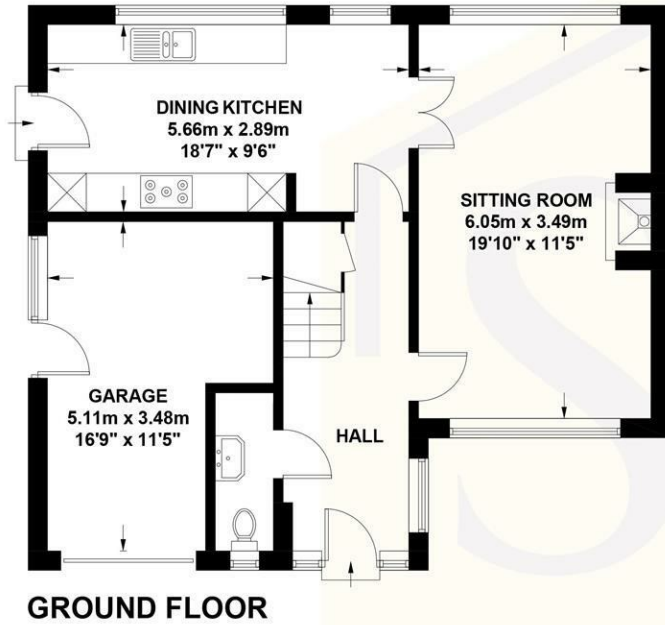
Please Note

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.



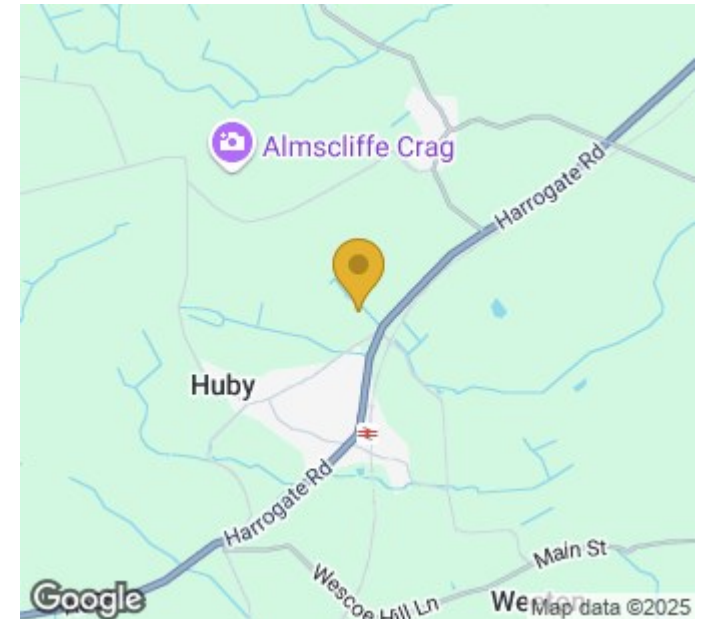
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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



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		
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.



T: Call us on 01943 889010
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