



3 Bedroomed Semi-Detached

Offers around £210,000

13 Kingsway

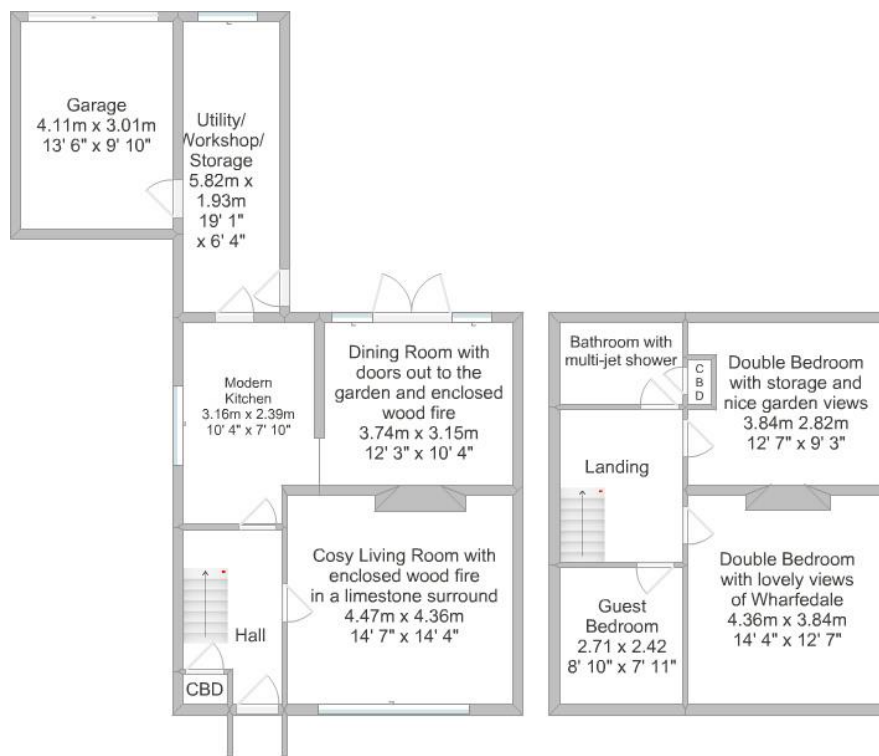
Huby, LS17 0AL



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Turn off the Bradford-Harrogate road in the village of Huby and the change is immediate; from fast commuter road to quiet, green village life in a matter of seconds. Kingsway is a peaceful cul-de-sac on the very edge of open countryside, you will hear and see far more birds than cars here.

Approaching the house, it is obvious that this is a sizeable plot, a water garden to the front lies next to a long driveway up the side to the garage, with ample space beyond for a family to enjoy in the private patio and gardens.

Inside, and the home feels cosy and comfortable, helped by a wonderful glass fronted wood burner that spreads warmth throughout the building. Good room sizes throughout, plenty of natural light from large windows and glazed doors, and well-cared-for accommodation make this a very pleasant and welcoming family home.

The current owners have modernised and added to the property over the years, including a modern country kitchen, a sparkling bathroom with a multi-jet shower feature, and solar panels to provide inexpensive water heating. The house decor has been refreshed in readiness for a sale, but there is still good scope to extend, convert and alter to a new owner's taste.

13 Kingsway really does have it all; location, space, comfort, potential and a lower cost of living than you might expect! Call the office today to book your appointment to view, don't miss out on this lovely family home.

Surroundings

The village of Huby is in the beautiful Wharfe Valley, surrounded by rolling green hills, and overlooked by Almscliffe Crag. The village's focal point is a popular village hall, where local residents meet to participate in a wide range of sporting, cultural and entertainment pursuits. The nearest market town is Otley, 5 miles away by road, and around the same distance to the North will take you to the bustling town of Harrogate. Central Leeds or Bradford can be reached by car in around 20 minutes. Children in the village often go to one of several village schools nearby, and often to Harrogate for secondary education, possibly at the outstanding Grammar School.

Services

The property is connected to mains electricity, water and drainage. Electricity for heating hot water is also supplied by solar panels on the roof. Details of this supply and the cost savings available will be shown to you during your viewing. Fibre broadband is available in the area, with speeds of up to 76Mb. In addition to the nearby railway station on the York-Harrogate-Leeds line, several bus routes are available from a nearby stop.

Directions

From Harrogate head South on the A61 Leeds Road. After a couple of miles take the third exit at the roundabout onto the A658. Stay on this road until you reach Huby village. After passing the railway station, take the immediate left onto Weeton Lane, pass under the railway bridge and turn left onto Kingsway. No. 13 is on the left, marked by our For Sale board, a member of our staff will be waiting to meet you.

Energy Efficiency Rating: D

Tenure: Freehold

Council Tax Banding: C

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