



18 Grosvenor Gardens, Huby, Leeds, LS17 0ED

With scope for improvement and available with no onward chain this is a great opportunity to acquire this three-bedroom home with garage and gardens located within the sought-after village of Huby.

The Estate Office, 2-4 Bondgate, Otley
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18 Grosvenor Gardens, Huby, Leeds, North Yorkshire, LS17 0ED

Weeton Station 0.2 miles, Otley 5.5 miles, Harrogate 6.5 miles, Leeds 12 miles (all distances approximate)

Offers Over: £300,000

- Available with no onward chain
- Traditional 1930's semi-detached
- Two reception rooms and three bedrooms
- Parking facilities and charming enclosed rear gardens
- Village location close to open countryside
- Train station with services to Leeds and Harrogate



General remarks

18 Grosvenor Gardens is a traditional, three-bedroom semi-detached home built in the 1930s which is for sale with no onward chain.

This mature property is now in need of some improvement work but will provide a delightful opportunity for a couple or family to live in one of South Harrogate's most popular village locations.

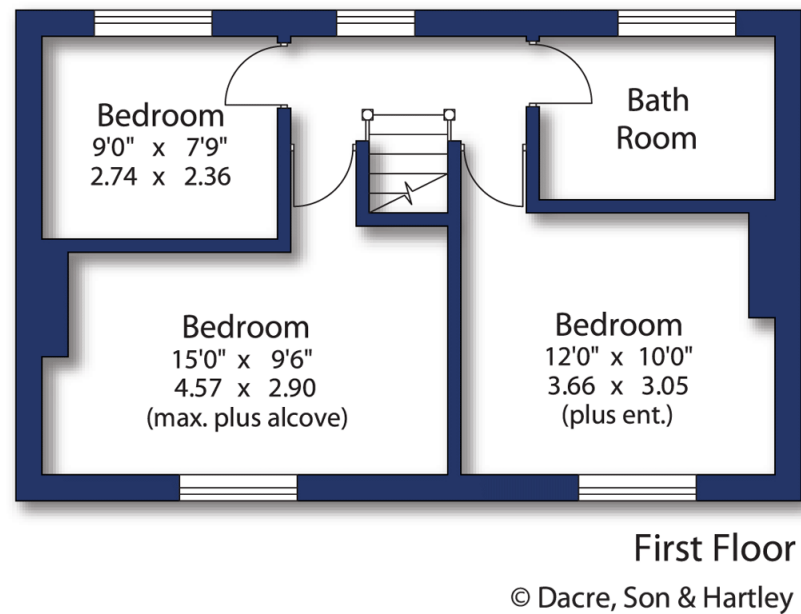
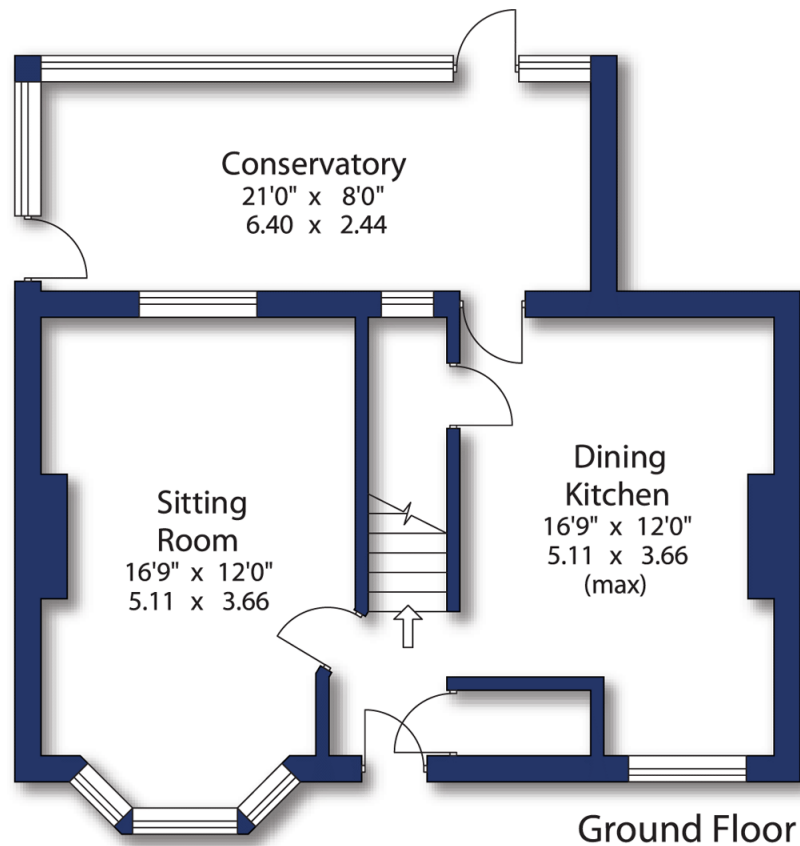
The house is approached via a driveway passing pleasant gardens to a central entrance hall with sitting room and fitted dining kitchen, together with substantial twenty-one-foot conservatory having access to the delightful rear gardens. To the upper storey are three bedrooms of varying sizes, together with the house bathroom.

Mains water, electricity and drainage are installed with electric night storage heaters and sealed unit double glazing.

The property is situated on the rural fringe of Huby, a very popular and sought after south Harrogate village, surrounded by open countryside. It has a train station with regular services to Leeds, Harrogate and York, and the market town of Otley and the spa town of Ilkley are also readily accessible.

Leeds and Bradford are within daily commuting distance, as is the motorway network including the A1/M1 link road. School transport is available for the high school and Huby has three popular primary schools within its proximity for North Rigton, Pool and Kirby Overblow. Leeds Bradford International Airport sits at nearby Yeadon.

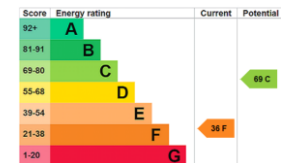
Floorplans



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 Dacres Surveys
Call for a quote
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Contact us



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otley@dacres.co.uk

Directions

Proceed out of Otley in an easterly direction into Pool in Wharfedale and at the Shell petrol station turn left towards Harrogate. After approximately two miles enter the centre of Huby, take the left hand turning up Strait Lane. Grosvenor Gardens is the second turning on the left hand side and No.18 will be seen after a short distance on the right hand side identified by our For Sale board. What3Words bothered.juggle.ascendant

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- Mains water, electricity and drainage are installed with electric night storage heaters and sealed unit double glazing.
- Driveway and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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