



£525,000 Guide Price

Heathcote, Strait Lane, Leeds

Detached House | 5 Bedrooms | 2 Bathrooms

01423 276100

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# Step Inside

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## Property Description

An impressive and substantial five bedroom detached period residence, arranged over four floors, boasting a charming south facing garden and parking ideally positioned in this sought after village of Huby and just a short stroll from Weeton train station

## Main Particulars

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This distinguished home offers generously proportioned and versatile accommodation measuring approx. 2000 sqft, combining period charm with practical family living. The property opens with an entrance porch leading to an entrance hall and a cloakroom/WC. The well-appointed breakfast kitchen features a central breakfast bar, perfect for informal dining and flows into an inner hallway with a banister staircase rising to the first floor. Elegant reception spaces include a spacious sitting room and a bay-fronted dining room, ideal for entertaining.

To the lower ground floor there is a most useful cellar room which is ideal for storage and has an access door to the garden.

To the first floor an open landing with a further staircase to the second floor leads to a generous principal bedroom, a second double bedroom, and a versatile fifth bedroom/study. The luxurious family bathroom boasts a walk-in shower, a roll-top bath, and twin "his and hers" washbasins.

The second floor offers two further double bedrooms and an additional shower room, which presents an opportunity for updating to suit individual taste.

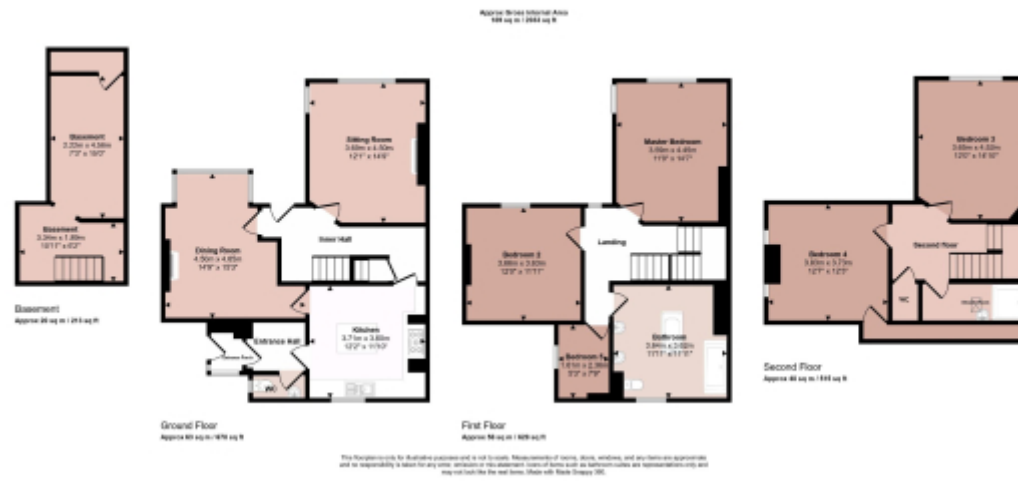
Outside and to the front an attractive south facing and fully enclosed garden laid mainly to lawn. To the rear there is access to a gated car port and a stone built outhouse providing excellent storage.

This unique property is situated in the commuter village of Huby which is located on the outskirts of Harrogate and boasts convenience with a frequent bus service and train station within walking distance, excellent road transport links to Leeds, Harrogate, the A1(M) and Leeds Bradford airport a 15-minute drive away.

Tenure: Freehold

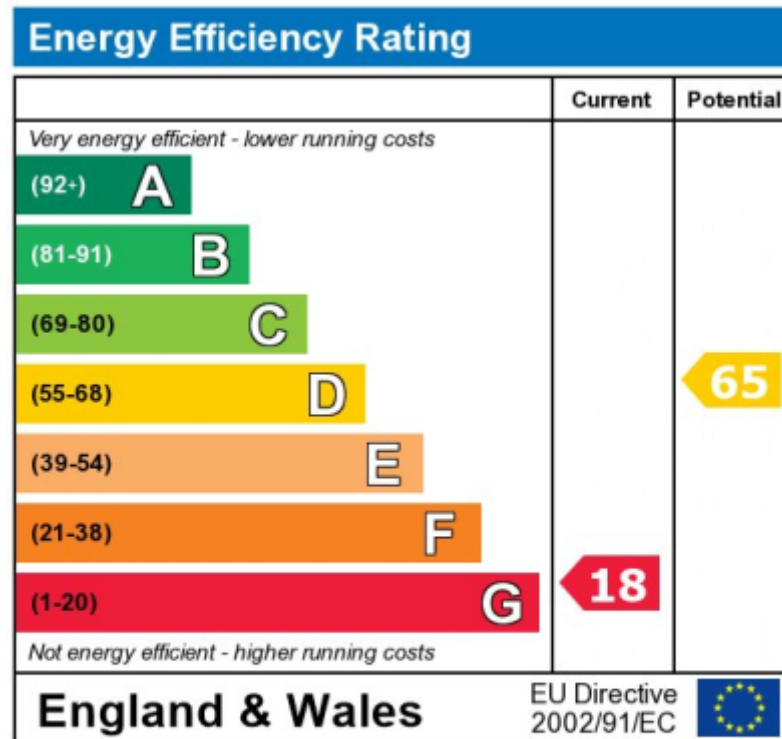






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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