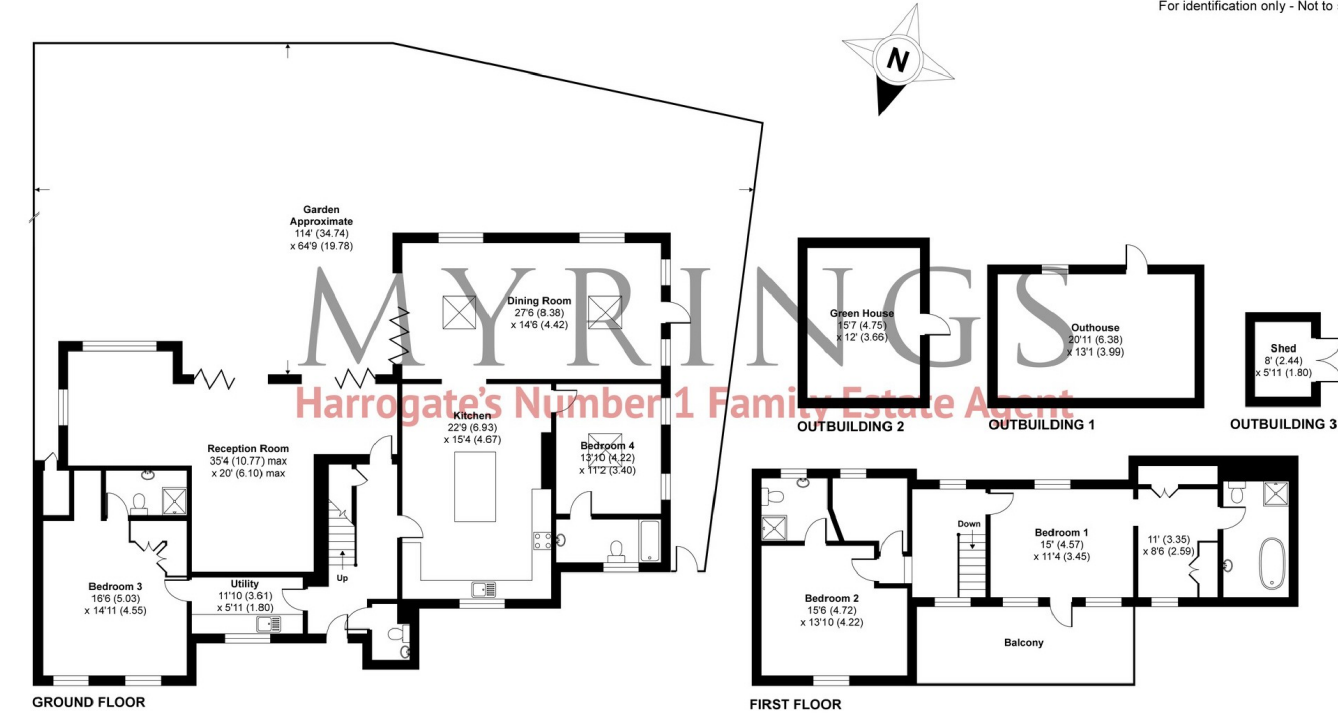
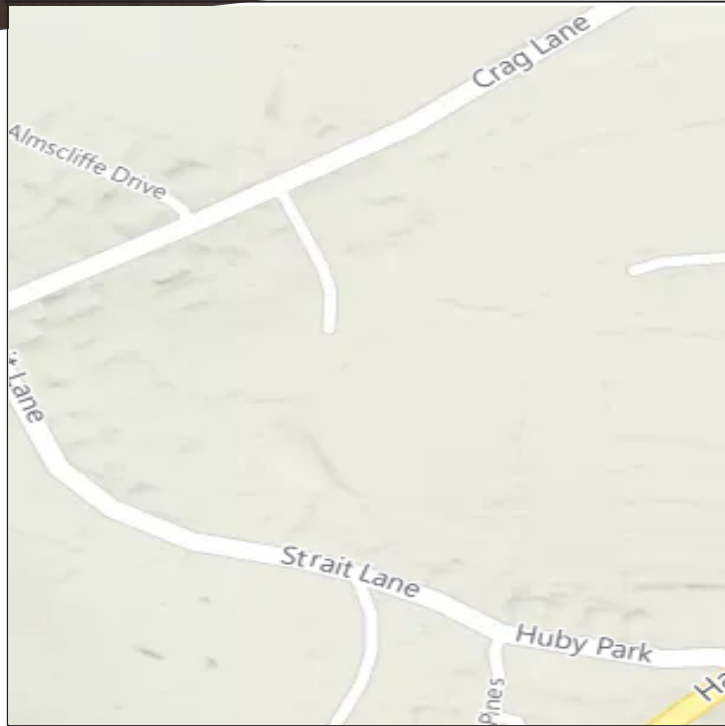


Crossfields, Crag Lane, Huby, Leeds, LS17

Approximate Area = 2923 sq ft / 271.5 sq m
Outbuilding = 516 sq ft / 47.9 sq m
Total = 3439 sq ft / 319.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Myrings. REF: 770284



Time to get to know the area

The area is renowned for reputable schooling for all ages including Harrogate Grammar and St Aidans for which the bus runs from the bottom of Holly Park. There is a regular train service from Weeton Station, which is within a short walk, to Leeds, Harrogate and York, the A1M is within 11 miles and Leeds Bradford International Airport is only a ten minute drive away.

How to get there

From Harrogate proceed in a Southerly direction towards Leeds on the A61. Continue past Pannal and at the roundabout turn right onto the A658 towards Pool and Otley. On arriving in Huby, Turn right into Crag Lane continue ahead

Bus 3 minutes walk	Main Roads A1M 10.8 miles	Train Weeton 0.5 of a mile	Airport LBA 6.7 miles

CROSSFIELDS
CRAG LANE, HUBY,

£1,650,000



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Crossfields
Crag Lane
Huby
LS17 0BW

A stunning 4/5 bedroom stone built country house having been meticulously renovated over the past 3 years enjoying breath taking panoramic south facing views towards Harewood situated down a private driveway behind electric gates.

This property has been completely modernised with a new gas fired central heating system, new double glazing and complete new electrics throughout. The ground floor with under floor heating comprises in brief. Covered entrance. Reception hall with porcelain tiled floors and a guest wc, main reception room with Karndean floors, bi-fold doors leading out onto the rear gardens. This rooms recesses into a snug area. Dining room with bi-fold doors leading to the rear gardens, wall lights and ceilings atrium sky lights. Eye catching breakfast kitchen with integrated appliances, white marble work surfaces, large central island and breakfast bar. Belfast sink and ceiling beams. Utility room. Bedroom three with corner wardrobes and en-suite shower room. Bedroom four with en-suite bathroom. First floor landing, principal bedroom with breath taking panoramic views across open countryside. Doors out

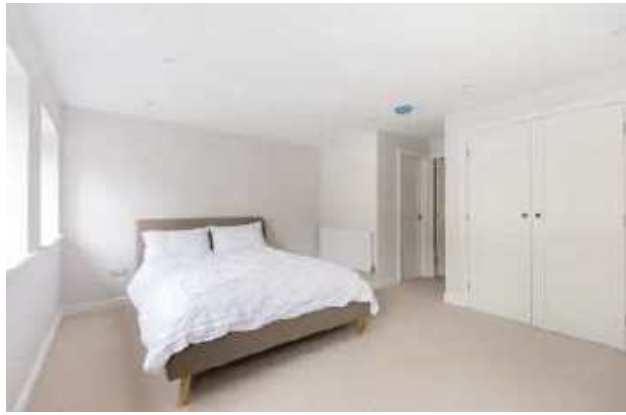


		
4	4	4

onto a feature balcony. Dressing room and en-suite bathroom with a separate shower. Bedroom two with separate office and en-suite shower room.

'Crossfields' is approached via a stone pillared entrance a private driveway winds down to double electric gates. Large Grey block set courtyard providing ample parking, double covered stone built carport. Side flagged courtyard with a timber built outhouse ideal for a garden office or leisure/ gym. Hand built greenhouse and garden shed. Formal family lawned gardens, rear flagged patios ideal for garden furniture.

Huby is well placed and highly popular for those wanting to commute to Leeds, Harrogate and York, it being only a ten minute drive from the desirable Spa town of Harrogate with its boutique shopping and excellent range of restaurants and bars. It is perfectly positioned to access quiet country lanes and countryside walks from the doorstep.



Fixtures & Fittings	Services	Rating Authority	Tenure	EPC Rating
Furnishings are not part of the sale and must be considered and negotiated separately.	Mains electric, gas and water are connected to the property. Drainage is to a private septic tank.	Leeds City Council Band H	Freehold	