



CLAREMONT

Huby, Near Harrogate

Carter Jonas

CLAREMONT, CRAG LANE, HUBY, LS17 0BW

Weeton train station – 1/2 mile
Harrogate – 6 miles
Leeds/Bradford Airport – 6 miles
Leeds City Centre – 12 miles

Semi detached Edwardian home • Grand proportions
Fabulous period features • Open plan family kitchen
Large sitting room • Boot room • Utility and downstairs
shower room • Cellar • 6 bedrooms • 3 bathrooms
Bespoke wardrobes and storage including radiator
covers • Garage/home gym • Beautiful lawned gardens
Electric gates • Ample off street parking Peaceful village
location

Claremont occupies an attractive elevated position at the top of Strait Lane, in this heart of the sought after village, surrounded by beautiful countryside. It is located 6 miles to the south west of the Harrogate which offers an excellent and varied range of shopping and recreational facilities. There are most denominations of schools within Harrogate and both the Grammar School at Leeds and Gateways in Harewood are within easy reach. There are regular bus services through the village and the Huby/Weeton railway station takes you into the centre of Harrogate and Leeds, the latter providing Intercity services to London's Kings Cross. Leeds/Bradford International Airport is within a 15 minute drive.

Claremont is beautifully presented throughout, the heart of this home is the stunning recently created open plan living kitchen with bullnose granite work surfaces, excellent storage and an impressive island. The main reception room has an impressive ornate open fireplace and a bay window overlooking the gardens. The ground floor continues with a useful storage cellar, a newly fitted utility/shower room, a practical boot room and an integral garage, which is currently set up as a home gym.

A SUBSTANTIAL AND BEAUTIFULLY PRESENTED 6 BEDROOM SEMI DETACHED EDWARDIAN PROPERTY PROVIDING SPACIOUS FAMILY ACCOMMODATION WITH AN ATTRACTIVE GARDEN, SITUATED IN AN ELEVATED POSITION, ENJOYING MAGNIFICENT FAR REACHING VIEWS AND SITUATED IN THIS POPULAR VILLAGE, JUST 6 MILES TO THE SOUTH WEST OF HARROGATE.



The first floor comprises of two large double bedrooms and two smaller double bedrooms, with a newly fitted shower room. The second floor has a home office/sixth bedroom a house bathroom with original roll top bath and separate shower cubicle and a large double bedroom with stunning views and a good sized dressing room.

Outside, the property features beautiful lawned gardens with a newly created Indian stone seating area, ideal for al fresco dining, taking full advantage of the fabulous far-reaching views. A stone wall separates the main garden from the rear garden and driveway, which has electric gates and provides ample secure off street parking with the added benefit of the garage.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession given on legal completion.

Services: Oil fired central heating. All other mains services are installed. .

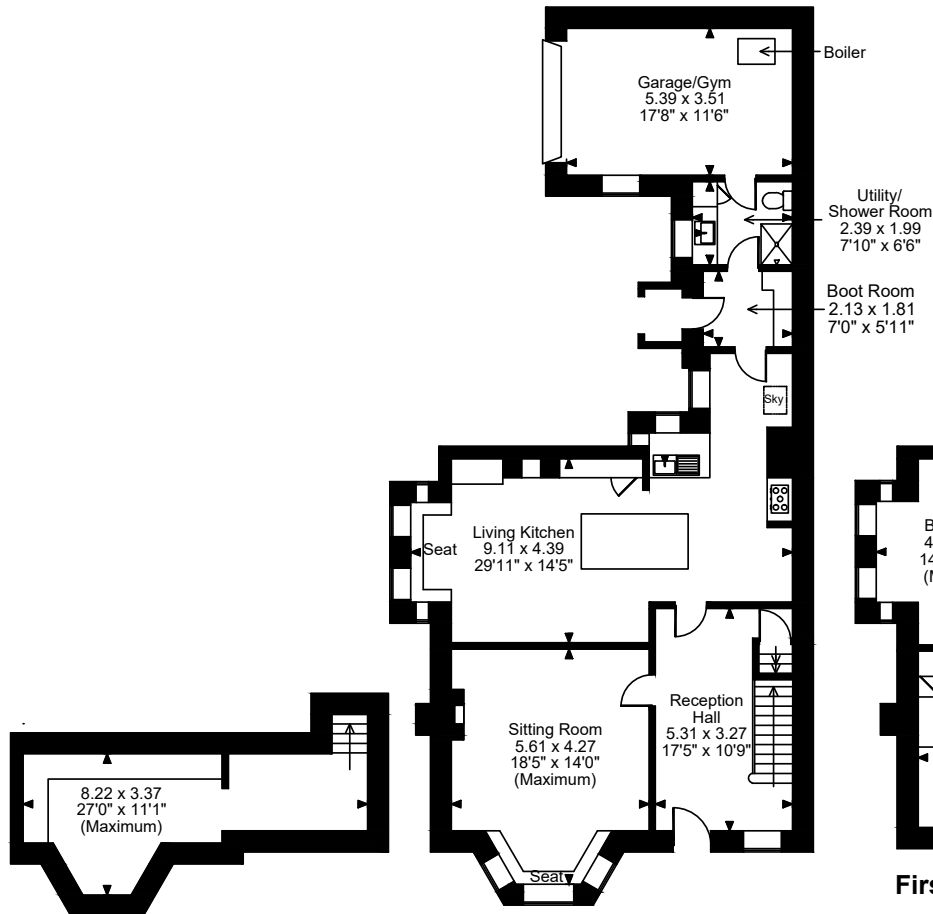
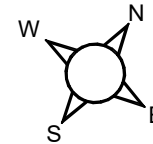
Viewings: Strictly by appointment through the selling agents - Carter Jonas 01423 523423.

Directions - LS17 0BW: Leave Harrogate via the Leeds Road (A61) and follow the road, proceeding straight on at the first round about then turn right at the second round onto the Harrogate Road (A658). Continue on this road for approximately 2 miles until you enter the village via Strait Lane. Proceed up Strait Lane to the top of the hill and Claremont is the last house on the right.



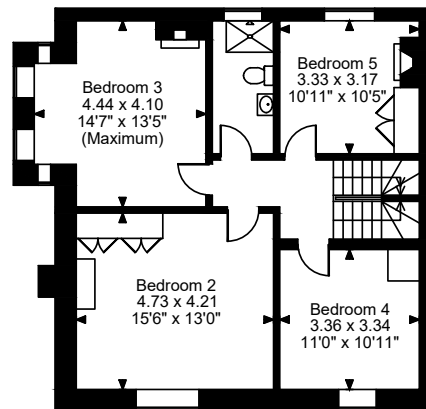


Claremont, Crag Lane, Huby
Approximate Gross Internal Area
Main House = 2,539 sq ft / 236 sq m
Garage/Gym = 204 sq ft / 19 sq m
Total = 2,743 sq ft / 255 sq m

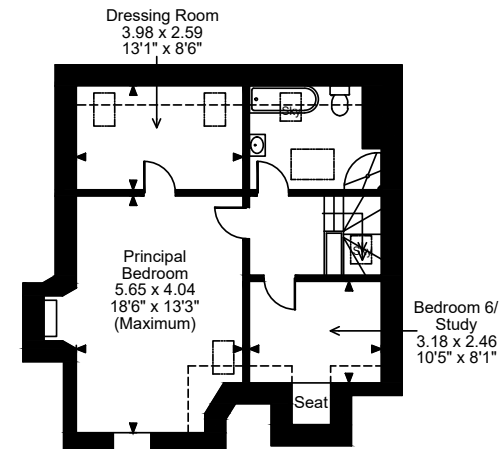


Basement

Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8642012/MRB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		





Harrogate & Leeds 01423 523423

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.