



**£1,200,000**

Plot 8 Dalesview, Clint Bank, Burnt Yates, Harrogate, HG3 3DW

5 Bedroom House - Detached

***The Castleton is an impressive double fronted five double bedroom detached family home of archetypal symmetrical design accessed via private electric gates, with a detached double garage and is the only five bedroom property at the Dalesview development.***

**Agents Notes**

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**HOPKINSONS**  
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## Description

The living accommodation comprises; impressive hallway opening into the spacious lounge, study, downstairs w/c and access into an impressive, full width kitchen which offers a flexible family living space with a large bay window housing the dining area which over looks the East facing rear garden. There is a separate utility room which leads to the drive and rear garden.

The kitchen includes 20mm Silestone worktops with matching upstands & splashback to hob, together with a range of storage solutions including pull out larder unit & bin. A full range of AEG integrated appliances are fitted including double oven, microwave, dishwasher, under counter wine cooler, washing machine and tumble dryer. There is a separate built in full fridge and full freezer.

On the first floor the spacious landing leads to two bedrooms to the front of the property both with ensuite shower rooms with far reaching views over open countryside. There are three further spacious bedrooms to the rear and an impressive house bathroom.

The bathroom and ensuites all have half height Porcelanosa wall tiles (full height to shower walls) and Porcelanosa floor tiles throughout. They also have Ideal Standard wall hung vanity units and basins, chrome towel radiators and contemporary white sanitary ware.

To the outside, there are secure electric gates opening onto a block paved driveway leading to the double garage, turf to the front and rear gardens and a full width patio to the rear of the property. The garage has the benefit of a remotely controlled electric garage door. There is also a hot and cold feed outdoor tap.

### Key features:

- An exceptional 5 bedroom detached family home
- 10-year structural warranty with Premier Guarantee
- Air source heat pump, PV panels & EV car charging point
- BT Ultrafast Full Fibre broadband
- Dual keypad intruder alarm to dwelling and garage.
- Myson Touch2 WiFi Programmable room thermostats
- Underfloor heating throughout the ground floor
- Detached double garage

Dalesview is located in the picturesque village of Clint, Nidderdale, North Yorkshire. Benefitting from a stunning position on the fringe of open countryside, this idyllic destination is conveniently close to the delightful Burnt Yates, Birstwith, and Ripley. Clint is easily accessed via major roadways and is only a short drive away from Harrogate, a Victorian spa town and rural district that contains the medieval city of Ripon, a designated area of outstanding natural beauty and four charming but very different market towns; Boroughbridge, Knaresborough, Masham and Pateley Bridge.

Dalesview is a bespoke selection of only 8 new high-quality properties, comprising 3, 4, and 5 bedroom homes designed to provide the ultimate living experience. Encompassing Rouse Homes's superb specification, Dalesview is a testament to Rouse Homes's exceptional standards and quality.

The development is conveniently placed, being located just a mile away from the 'Outstanding' Ofsted-rated Hampsthwaite Church of England Primary School with an array of facilities within Clint and the surrounding area, and having access to major transport links.

**DIRECTIONS:** Proceed out of Harrogate towards Ripley and follow the road towards Pateley Bridge on the B6265. Proceed up Bedlam Bank and towards Burnt Yates. At the crossroads turn left onto Clint Bank where Dalesview is found on your left hand side.

