



**£684,999**

Plot 7 Dalesview, Clint Bank, Burnt Yates, Harrogate, HG3 3DW

3 Bedroom House - Semi-Detached

**An attractive three bedroomed semi-detached home which is finished to an exacting standard throughout with integral garage, off street parking and is one of only two Ripley properties on the Dalesview development.**

**Agents Notes**

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

**HOPKINSONS**  
E S T A T E **H** A G E N T S

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## Description

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The living accommodation comprises, entrance hall leading into the lounge, downstairs w/c and open plan living/dining kitchen with bi-folding doors onto the rear patio area and garden creating a great entertaining space. The kitchen includes 20mm Silestone worktops, integrated AEG appliances including double oven, induction hob, microwave, dishwasher, fridge and freezer (70/30), wine cooler and washer dryer. From the kitchen there is an integral door into the integral single garage.

On the first floor the landing leads to the Master bedroom suite which has a walk-in dressing area and ensuite with a walk in shower, w/c and hand basin. Two further spacious double bedrooms and house bathroom with walk in shower, separate bath, w/c and hand basin.

Outside to the front of the property is a block paved driveway, integral single garage and lawned gardens to the front and rear. There is also a hot and cold feed outdoor tap.

### Key features:

- An exceptional 3-bedroom semi 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
- Integral 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.

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