

Floor Plan



Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

Proceed out of Harrogate along the A59 and drop down into Darley where the property is located near the bottom of Stump Lane on the left-hand side.

Council Tax Band Tenure Freehold

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.

£799,999

1 The Pines Pine View, Stumps Lane, Darley, HG3 2RR

4 Bedroom House

A stunningly presented detached quality newly built countryside home with feature gardens and decked entertaining areas plus a one bedroom ensuite annexe located on the fringe of this ever popular Nidderdale village. No chain involved.



HOPKINSONS
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Description

With an alarm, double-glazed windows, and new floor coverings this delightful home briefly comprises a reception hall, guest cloaks / WC spacious lounge with remote controlled feature log fire. A main feature is the open-plan living kitchen that features a dining / soft seating area as well as a beautiful kitchen with fully integrated appliances.

On the first floor, there are useful fitted storage cupboards for the landing. There is a pulldown ladder that leads to a most useful partly boarded loft. There is a master bedroom with a Fitted dressing area incorporating fitted wardrobes plus a luxury ensuite shower room. There are two further bedrooms and a luxury house bathroom.

Outside there is a further double bedroom with ensuite shower room located in the annex with a private staircase making it ideal for teenagers or guests. Beneath there is a double garage with remotely controlled up and over entrance doors. There is a super private double-width hardstanding area and a super private decked area ideal for entertaining and relaxing.

The property is located on the fringe of this ever-popular lower Nidderdale village. The village has a primary school and is closely situated to Belmont Grosvenor Preparatory School. Dolly features a public house as well as a village shop and there is a bus route that connects the traveller to Harrogate and Pateley Bridge. Internal inspection is strongly recommended.

A contemporary village home, in a secure development, with an open plan kitchen live dining space opening to a large entertaining deck and low maintenance gardens with ample parking for up to 5 cars

Following the SPECIFICATION page on draft;

KITCHEN

Hand-painted shaker style kitchen with oak veneer carcasses and solid oak drawers
Quartz worktops
Integrated NEFF oven – hide & slide door
Integrated NEFF microwave oven
Belling Cookcentre range cooker with 5 hob rings and 3 ovens
2 x Integrated NEFF fridge/freezers
Integrated NEFF dishwasher
Integrated chopping boards and trays in solid oak

UTILITY/PANTRY

Wall units and quartz worktops with plumbing for washing machine and tumble dryer
Separate under-stairs storage

BATHROOMS

Contemporary Ambience wall hung vanity units by SCUDO with integrated lighting
All brassware from the CORE range by SCUDO, with co-ordinating towel rails
Walk-in shower enclosures by SCUDO
Bath and shower screen in house bathroom by SCUDO

STORAGE & BUILT IN WARDROBES

Ample storage is built into the hallway, with 2 meters of built in wardrobes
Built-in wardrobes in all 3 bedrooms
LOFT access with pull-down stairs, fully boarded across the footprint of the house, full head height and velux window

FLOORINGS:

Large format 1mx1m Limestone Porcelain tiles with underfloor heating
Bedrooms and hallway upstairs fully carpeted by KD Carpets
Bathroom floors by KARNDEAN

ELECTRICAL

Intruder alarm fitted
Connected to Openreach with fibre connection for fast internet speeds
Smart LED downlights throughout, with warm/white light options
Hard-wired smoke alarms
Upgraded electric supply for electric car charging
External lighting on timers: front & back of the house, to front of the garage, and to the annex
A new Forest fire with a real log fuel bed by British Fires installed in the lounge
External sockets in the decking area

WINDOWS & DOORS

Wood sash windows and French doors by Heron Joinery with a 10-year paint warranty – multi-locking systems, strong thermal qualities
Composite front door to house and annex with multi-locking systems
Electric garage doors, with both doors on separate remote controls

HEATING

Pressurised Water cylinder and system boiler in the loft
Continuous mechanical ventilation on humidistats
Underfloor heating throughout the ground floor area

Radiators and towel rads on separate heating loops at the first floor
Digital room stats

EXTERNAL FEATURES

Feature private deck to the rear of the house opening from the 'living' kitchen
Off-street parking for 3 cars
Large double garage with 2 separate doors
Landscaped gardens to front, side, and rear
The upper garden area could be used for several purposes or could simply be kept as a low-maintenance wild grass area..
Water taps to the side of the garage and to the side of the house
10-year structural warranty by AHCI – Building Control approval by Strom

