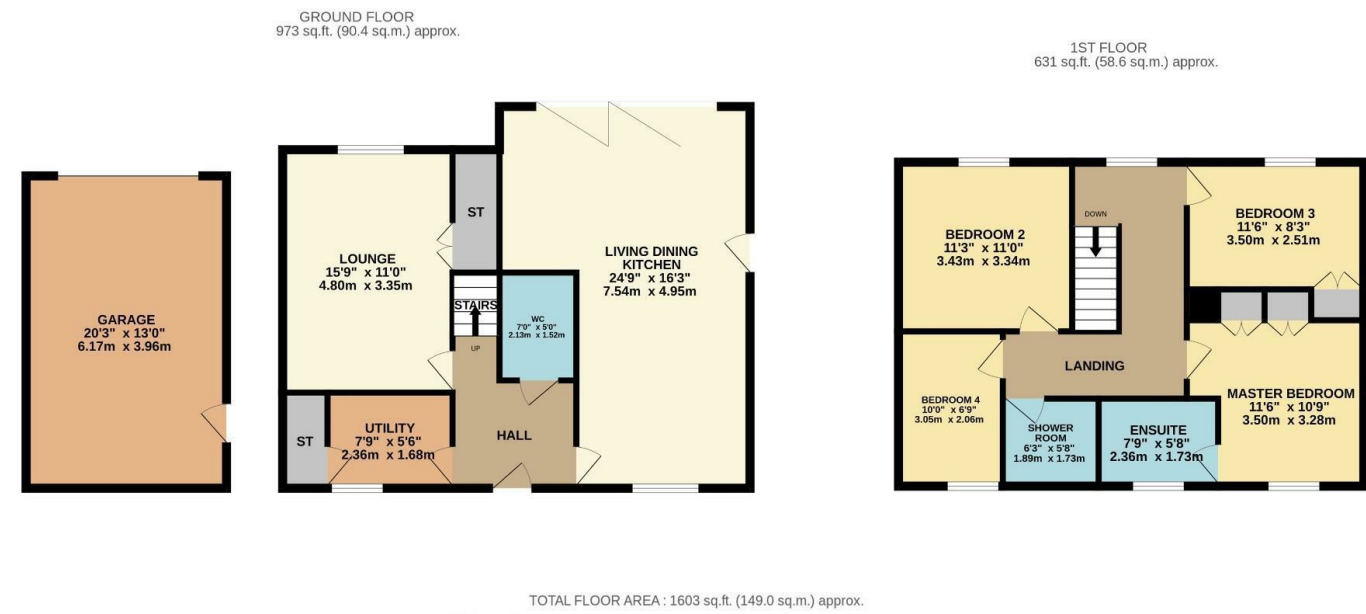
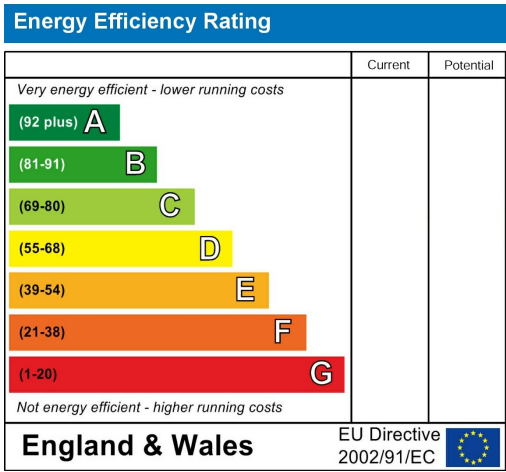


Floor Plan



Energy Performance Certificates



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.



Offers Over £685,000

3 Pine View, Darley, Harrogate, HG3 2RR

4 Bedroom House

**A beautifully appointed four bedroomed detached house on a small, exclusive development of 5 houses called the Pines. No 4 is the smallest of the 5 houses, on a generous sized plot, with large garage and secure garden with far reaching views across the valley.**



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net



Description

The property is insulated to an extremely high standard, achieving a high scoring 85B rating in the EPC. Combined energy bills average less than £200pcm. With gas fire central heating serving radiators at the first floor and under floor zoned heating to the ground floor the immaculate property features an alarm and sealed unit double glazed sash windows.

Constructed in stone the property features an enclosed rear lawn garden with patio. There is also a temperature controlled warm tap for dog washing!

This inviting property has stylish fitments and briefly comprises spacious reception hall with a wide guest cloakroom. Spacious lounge, useful utility room with freestanding washing machine and dryer. Useful boiler room.

A main feature of the property and a centrepiece is the open plan living dining kitchen which offers a spacious living area, central dining space and fitted NEFF appliances that include a microwave, double fan assisted oven, NEFF induction hob, dishwasher and Samsung American fridge freezer plumbed with ice maker.

A return staircase leads to a light and airy landing from where there is a Master bedroom suite with two recessed fitted wardrobes and a luxury ensuite bathroom with

shower over the bath. There are three further bedrooms one of which has a recessed double wardrobe. Additionally, there is a luxury house shower room.

Outside to the front of the property there is a flagged path, private double with driveway and a spacious single garage with side entry door and remotely controlled up and over entry door.

At the rear of the property there is a spacious enclosed lawn ideal for children, pets and entertaining with a flagged patio directly leading to the kitchen via folding doors. Darley is a popular Nidderdale village which features a primary school, shop/post office, public house, Church and bus route connecting to Pateley Bridge and Harrogate.

**KITCHEN**  
Hand-painted shaker style kitchen with oak vaneer carcusses and solid oak drawers  
Quartz worktops  
Integrated NEFF oven – hide & slide door  
Integrated NEFF microwave oven  
NEFF induction hob  
Samsung Fridge Freezer plumbed with ice maker  
Integrated NEFF dishwasher

**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 in 2 of the bedrooms  
Loft is fully boarded for storage.

**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

An outdoor electrical supply

**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**  
Combination boiler in the storage room off the utility room  
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**  
Large paved patio area off the concertina doors that open from the kitchen.  
Off-street parking for 2 cars  
Landscaped gardens to front, side, and rear  
Large garage with boarded storage in the rafters  
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

