



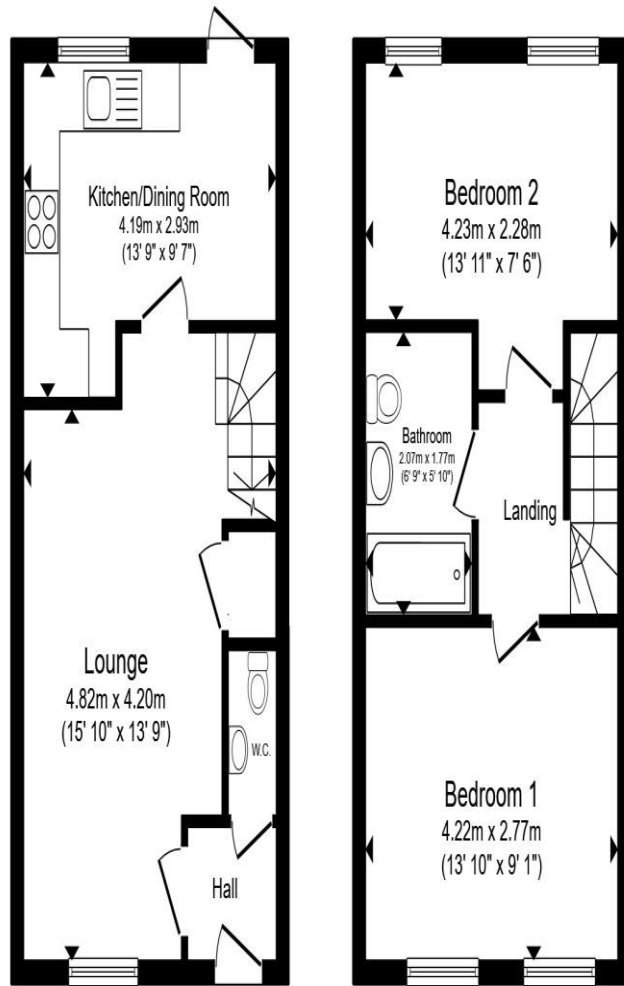
**Nidderdale Hill View, Darley HARROGATE HG3 2PA**

**welcome to**  
**Nidderdale Hill View, Darley HARROGATE**

A wonderful two bedroom modern semi detached house within close proximity to the Nidderdale AONB and well placed for local village amenities. Early viewing is advised to avoid any disappointment.







**Ground Floor**

**First Floor**

Total floor area 65.8 m<sup>2</sup> (708 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Ground Floor**

**Bathroom**

**Entrance Hall**

**Exterior**

**W C**

**Living Room**

16' 1" max x 11' 2" max ( 4.90m max x 3.40m max )

**Kitchen/Diner**

14' 2" max x 7' 10" max ( 4.32m max x 2.39m max )

**First Floor**

**First Floor Landing**

**Bedroom One**

14' 2" max x 9' max ( 4.32m max x 2.74m max )

**Bedroom Two**

14' 2" max x 9' 5" max ( 4.32m max x 2.87m max )

**welcome to**

## **Nidderdale Hill View, Darley HARROGATE**

- SHARED OWNERSHIP 25%
- RURAL VIEWS
- LEASEHOLD: 121 YEARS REMAINING
- MONTHLY SERVICE CHARGE £47.62
- MONTHLY RENT £477.39

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£75,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HRG107148](http://williamhbrown.co.uk/Property/HRG107148)



Property Ref:  
HRG107148 - 0005

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**william h brown**



**01423 502282**



[harrogate@williamhbrown.co.uk](mailto:harrogate@williamhbrown.co.uk)



4 Albert Street, HARROGATE, North Yorkshire,  
HG1 1JL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**