



5 Deer Glade Court, Darley, Harrogate, North Yorkshire, HG3 2NE

£300,000

Guide Price

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A beautifully presented and high-quality three bedroomed end of terraced property, providing stylish accommodation with attractive garden and parking, situated in this delightful position with stunning views in the heart of his popular Nidderdale village on the doorstep of the Yorkshire, Dales.

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This modern property was built in 2022, a high specification and provides generous accommodation, comprising a sitting room, stunning, dining, kitchen, downstairs, WC, three bedrooms and a modern bathroom. There is an attractive garden to the rear of the property has two allocated parking spaces.

Located in the heart of the popular village of Darley, well served by excellent village amenities and conveniently located between Harrogate and Pateley Bridge.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with window to front. Wooden flooring and under stairs storage area.

### **DINING KITCHEN**

With spacious dining area and glazed doors leading to the garden.

The kitchen was designed by Clarity Arts and comprises a range of hand painted modern stylish fitted units with Corian work surfaces, gas hob, integrated oven and integrated Siemens appliances.

### **CLOAKROOM**

With WC and basin.

## **FIRST FLOOR**

### **BEDROOMS**

There are three good sized bedrooms on the first floor with excellent wardrobe space.

### **BATHROOM**

A modern white suite with quality Duravit fittings comprising WC, basin and bath with shower above.

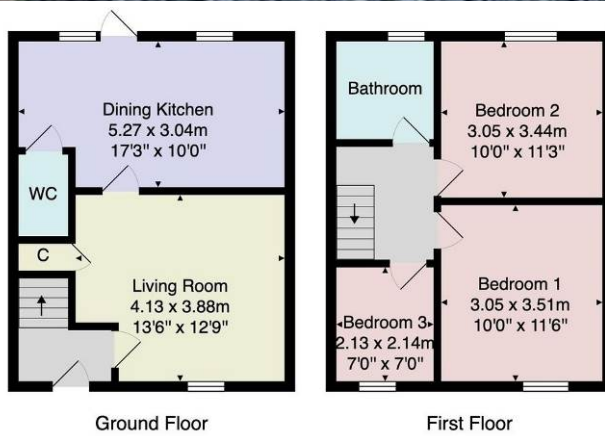
### **OUTSIDE**

To the rear of the property there is an attractive garden providing an excellent outdoor entertaining space. The property has two allocated off-street parking spaces and access to visitor parking area.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 78.7 m<sup>2</sup> ... 847 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Energy Performance Certificate (EPC) Rating	A	93	93
Energy Performance Certificate (EPC) Rating	B	82	82
Energy Performance Certificate (EPC) Rating	C		
Energy Performance Certificate (EPC) Rating	D		
Energy Performance Certificate (EPC) Rating	E		
Energy Performance Certificate (EPC) Rating	F		
Energy Performance Certificate (EPC) Rating	G		
England & Wales		EU Directive 2002/91/EC	6.2