



VERITY
FREARSON

HOLLYCLIFFE, 3 POTTERS FIELD, DARLEY, HARROGATE, HG3 2PG

£595,000

HOLLYCLIFFE, 3 POTTERS FIELD,

Darley, Harrogate, HG3 2PG

**A SPACIOUS DETACHED BUNGALOW IN POPULAR NIDDERDALE VILLAGE | FIVE BEDROOMS
| GENEROUS PLOT WITH DOUBLE GARAGE | DELIGHTFUL VIEWS | FLEXIBLE LAYOUT WITH
TWO RECEPTION ROOMS AND CONSERVATORY**

This impressive detached bungalow occupies a quiet and desirable position in the heart of Darley, a sought-after village located within the beautiful Nidderdale countryside. The property offers spacious and versatile accommodation, ideal for family living, and benefits from stunning countryside views, attractive gardens, and generous off-road parking including a double garage.

Darley is a thriving village with excellent local amenities and lies within easy reach of both Harrogate and Pateley Bridge, making it a superb base for countryside living with town convenience.



2 Reception Rooms · Conservatory · Kitchen ·

5 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Detached Double Garage · Attractive Lawned Gardens







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A spacious entrance hall with feature stone wall, large storage cupboard, and airing cupboard.

SITTING ROOM

A generous reception room with bay window to the front enjoying long-distance views. Feature stone fireplace with open fire. Glazed doors lead to the conservatory.

DINING ROOM

A further good-sized reception room with glazed doors leading to the conservatory.

CONSERVATORY

Providing additional sitting or dining space with windows and glazed doors overlooking the garden.

KITCHEN

Fitted with a range of units and built-in breakfast table. Gas hob, integrated double oven and space for appliances.

BEDROOM 1

A double bedroom with fitted wardrobes and en-suite.

EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin set within a vanity unit, and shower. Heated towel rail.

BEDROOM 2

A double bedroom with window to the side.

BEDROOM 3

A further double bedroom with fitted wardrobes.

BEDROOM 4 / OFFICE

A good-sized bedroom with fitted wardrobes, currently used as a home office.

BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, bidet, and bath with shower above.

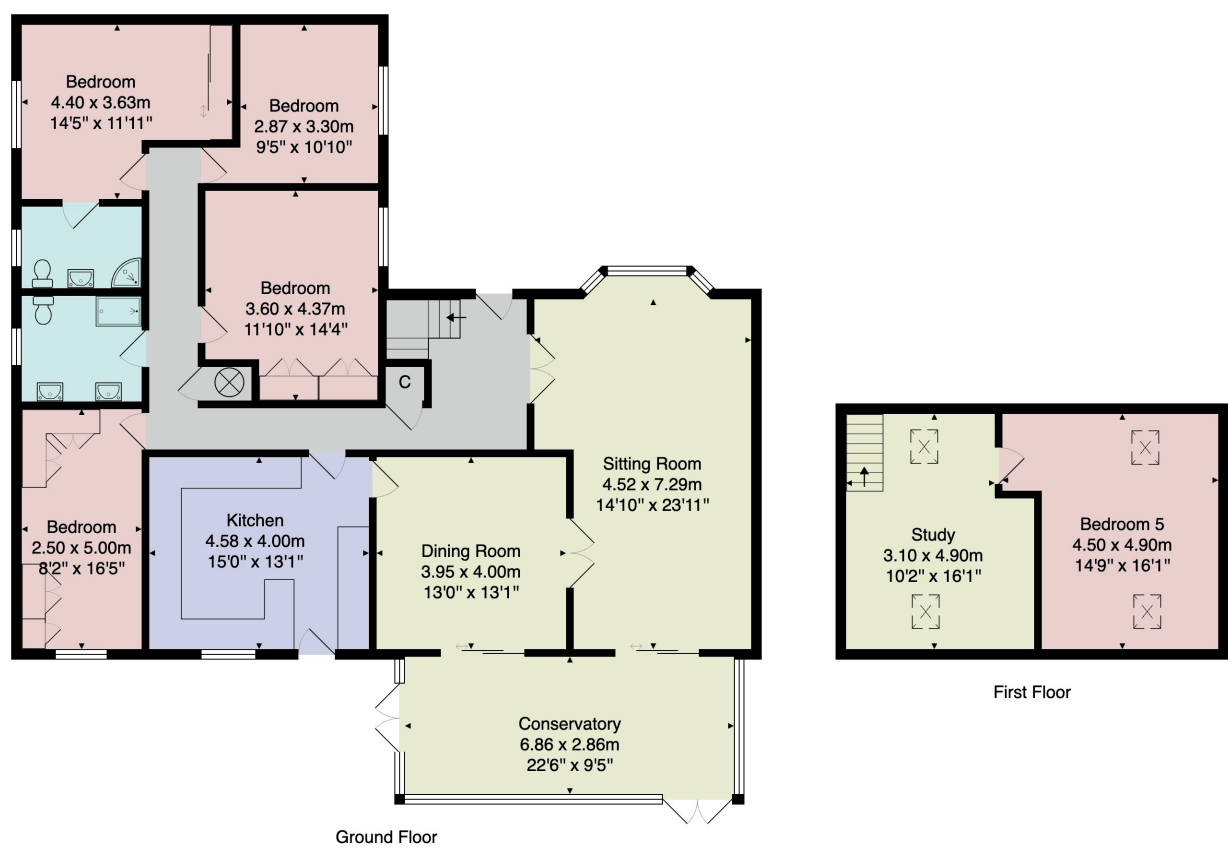
FIRST FLOOR STUDY AREA

Providing a useful workspace with skylight windows to the front and rear.

BEDROOM 5

A further spacious bedroom with windows to both the front and rear elevations.

FLOOR PLAN



Total Area: 213.1 m² ... 2294 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

A driveway provides ample off-road parking and leads to a detached double garage with light and power. An additional parking area adjoins the garage. The property is surrounded by attractive gardens with lawned areas, planted borders, and a variety of sitting areas. Timber garden shed and greenhouse included.

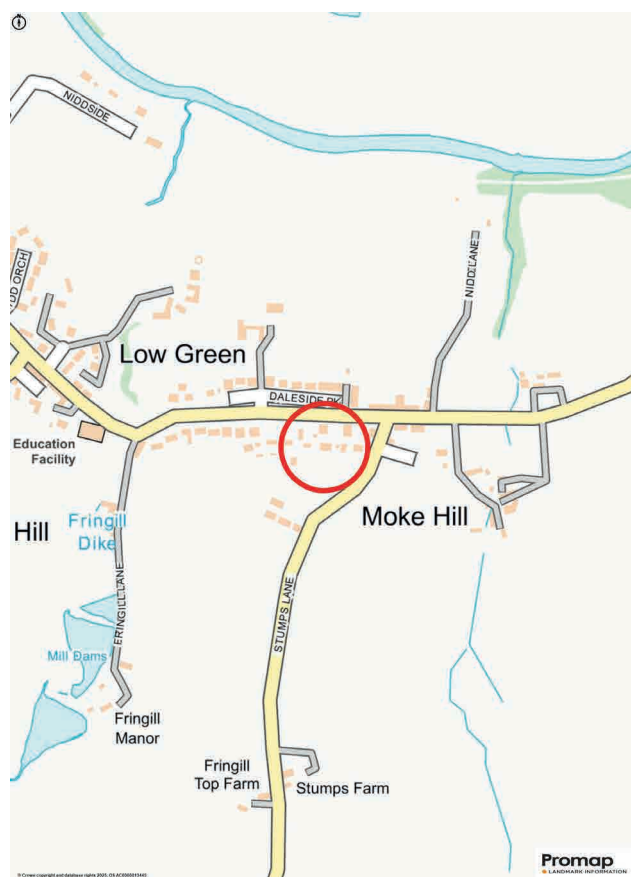
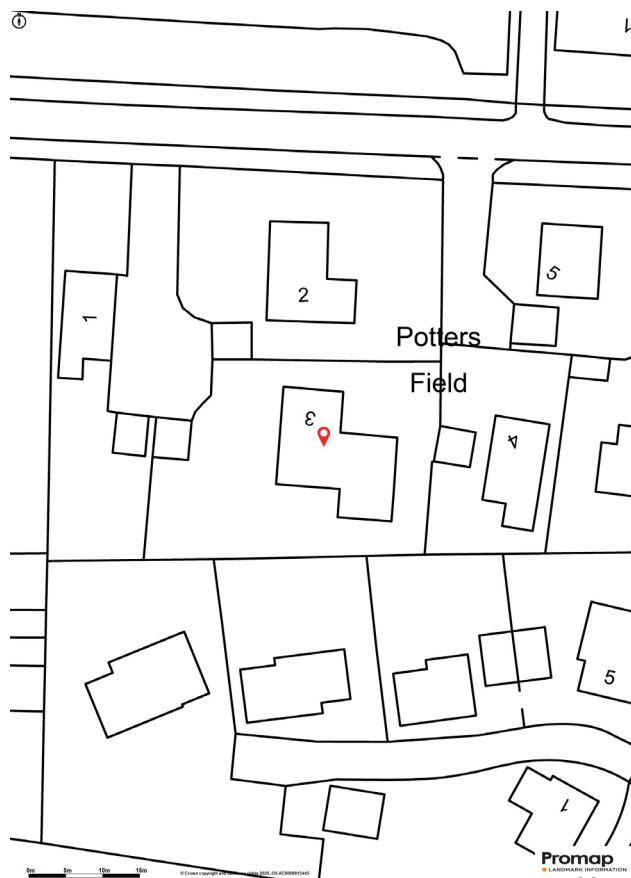
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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