



**Dacre, Harrogate**

HG3 4ES

**Guide Price £475,000**



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**HUNTERS<sup>®</sup>**  
EXCLUSIVE



# Dacre, Harrogate

## DESCRIPTION

This delightful four double bedroom, semi-detached Bungalow offering the opportunity for modernisation to provide spacious accommodation in this idyllic location set in Dacre on the doorstep of the Yorkshire Dales and surrounded by fields and views over the Nidderdale countryside.

With the flexibility to reconfigure, including a large loft space subject to planning consent, the accommodation briefly comprises: Entrance hallway with doors through to the lounge, dining room and conservatory with far reaching views. An inner hallway leads to the kitchen/ breakfast room, guest W.C and bedroom four. The kitchen provides access to the integral garage complete with power/ light and utility facilities and side door to the driveway. There are a further three double bedrooms with bedroom two and three benefiting from built in wardrobes. and the house shower room.

Outside to the rear, a beautiful west facing garden, mainly laid to lawn with mature trees and low line hedges to the borders, taking advantage of the stunning views over the countryside. A patio is available ideal for outdoor seating or dining.

To the front, the property is served by a driveway with ample off road parking leading to the garage and a front lawn with Yorkshire stone walls to the perimeter.

An internal viewing is highly recommended to appreciate the accommodation and potential on offer. A rare opportunity in an exquisite location.



# ROOMS

## Entrance Hallway

Entrance through double glazed front door to hallway. Doors to:

## Lounge

15'10" x 11'10"

Lounge featuring wide style UPVC double glazed window to front aspect. Radiator and feature fireplace with marble surround and electric fire.

## Dining Room

18'4" x 9'11"

French doors to conservatory. Radiator and cupboard housing boiler and additional storage cupboard. UPVC double glazed windows and door to rear aspect and conservatory.

## Conservatory

9'5" x 7'8"

UPVC double glazed window to side and rear aspect and door to garden. Electric wall mounted heater.

## Inner hallway

Carpeted with doors to guest cloakroom, kitchen and dining room.

## Guest Cloakroom

Walls half tiled with chrome heated towel rail, wash hand basin and W.C. UPVC double glazed window to side elevation.

## Kitchen

17'2" x 8'11"

Well equipped kitchen with wooden wall and base units with breakfast bar, integrated double oven, hob, extractor fan, dishwasher and inset stainless steel sink and drainer. UPVC double glazed window to side elevation with garden views. Doors to integral garage and utility. Side driveway door to driveway.

## Garage/ Utility

30'2" x 14'10"

Tandem integral garage, with ample space to park the car, for an enthusiasts workshop and plumbing for utility appliances. Window to side elevation, light and power. Side door to garden and front garage door to driveway.

## Bedroom 1

14'5" x 9'11"

UPVC double glazed window to front elevation. Built in low unit/ dresser and radiator.

## Bedroom 2

11'11" x 9'11"

UPVC double glazed window to rear elevation, Built in wardrobes and low side unit, radiator.

## Bedroom 3

3.93 x 2.65

UPVC double glazed window to front elevation, radiator and built in wardrobe.

## Bedroom 4

15'10" x 8'11"

UPVC double glazed window to front elevation, carpeted and with radiator.

## Bathroom

Fully tiled walls to floor. Large shower cubicle, wash hand basin and W.C. UPVC double glazed obscured window to rear elevation and heated towel rail.

## Outside

Outside to the front, a beautiful frontage with lawn and mature hedges to the border with low stone wall. Driveway for ample parking leading to the tandem garage and views across the way to Nidderdale countryside. To the rear, a stunning low maintenance rear garden mostly laid to an immaculate lawn and patio area ideal for entertaining. Mature borders with peaceful and idyllic far reaching views across greenery and countryside.

## Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: F

## EPC

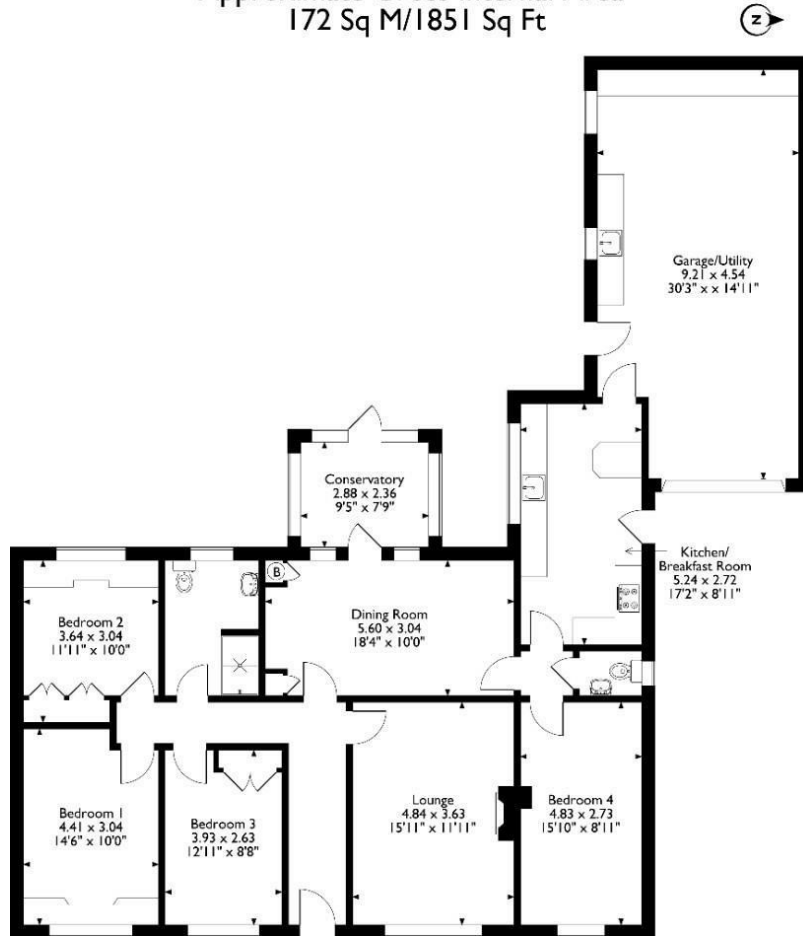
This property produces 4.7 tonnes of CO2

Energy rated D





Highfold, Dacre, Harrogate, HG3 4ES  
Approximate Gross Internal Area  
172 Sq M/1851 Sq Ft



**Ground Floor**

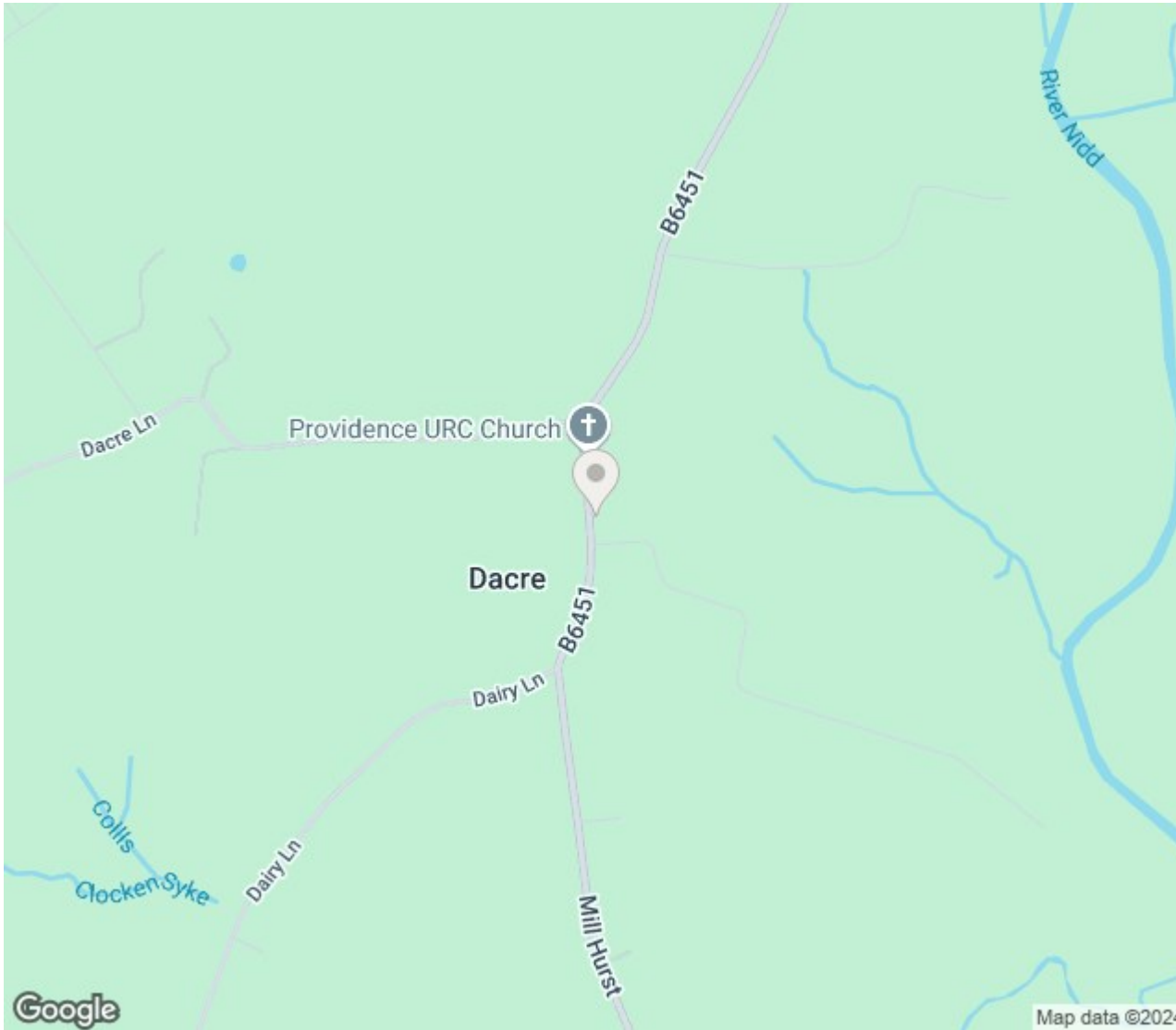
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

- AVAILABLE TO THE MARKET CHAIN FREE
- IDEAL LOCATION ON THE DOORSTEP OF THE YORKSHIRE DALES
- Four double bedrooms and two reception rooms
- Conservatory with Nidderdale countryside views
  - Tandem garage
  - Driveway parking
  - Ideal location with far reaching views
- Stunning rear garden adjacent to green fields
  - Gas central heating
  - Council Tax Band F









## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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