



Church View, Dacre Banks, Harrogate, HG3 4DY

- STUNNING FOUR BEDROOM CONTEMPORARY HOME NEWLY BUILT IN 2021
- Three bathrooms and guest W.C
- Ideal family layout
- Enclosed rear garden
- Immaculate condition
- Beautiful location in the Nidderdale Village of Dacre Banks
- Open plan luxury kitchen and dining room with bi-fold doors to the garden
- Views of the open countryside
- Two off road parking spaces
- Council Tax Band E



Offers Over £400,000

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DESCRIPTION

SUPERB FAMILY HOME. Located in the heart of the Nidderdale village of Dacre Banks is this stunning and contemporary mid-town house, with open views to the rear over rolling countryside. Presented to an incredibly high standard, and arranged over four floors this home offers generous living space throughout. The property is situated in a sought after location, close to the local amenities, well regarded school and wonderful Nidderdale walks on your doorstep.

The accommodation in brief comprises: Entrance hallway with stairs to all floors and access to the, lounge with a window to a westerly aspect. Stairs descend to the lower ground floor to the hub of the house featuring a beautiful kitchen open plan on a split level with the dining room and bi-fold doors to the garden. The property also benefits from a useful utility room and guest W.C. To the first floor two double bedrooms, the main featuring a luxury en-suite shower room, a further single bedroom and family bathroom. To the second floor a double bedroom with skylight windows, eves storage and a luxury shower room.

To the outside is a low maintenance courtyard entrance area by the front door and to the rear is an enclosed garden with fence borders, laid partially to lawn and a patio area for outdoor seating or dining with a rear gate leading to two off road parking spaces.

EPC

Energy rating B

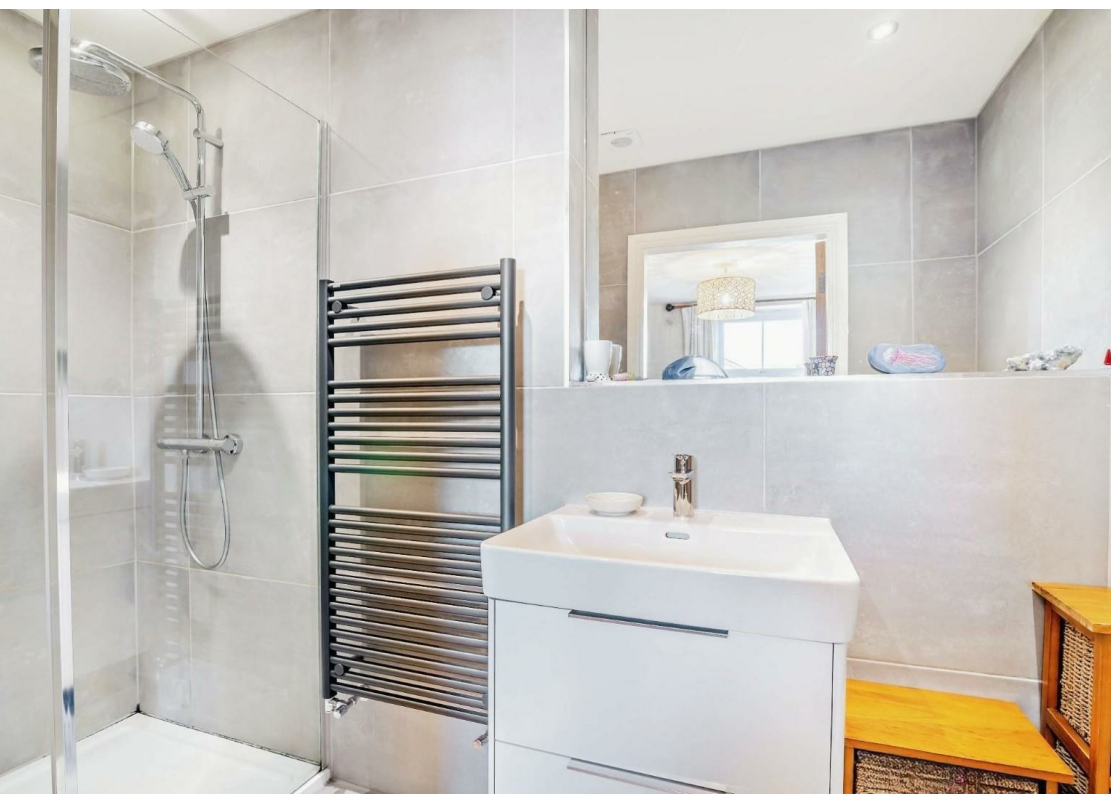
This property produces 2.1 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

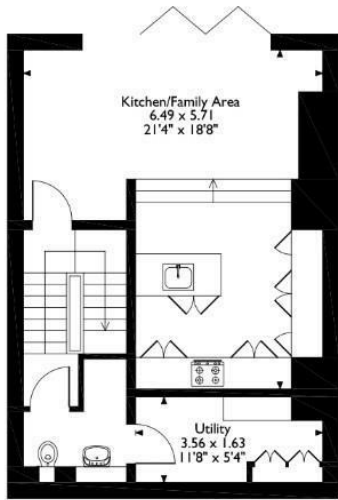
Council Tax Banding: E



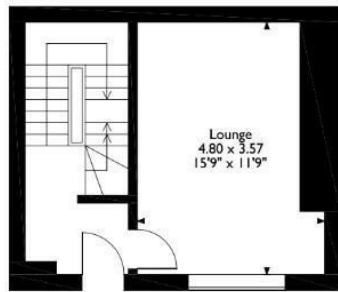


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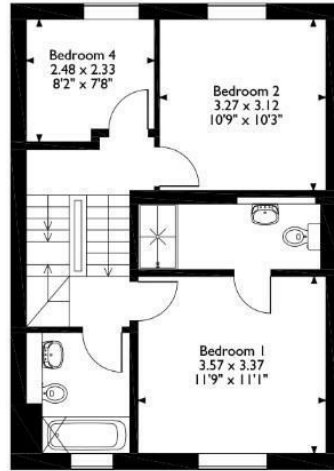
Approximate Gross Internal Area
151 Sq M/1626 Sq Ft



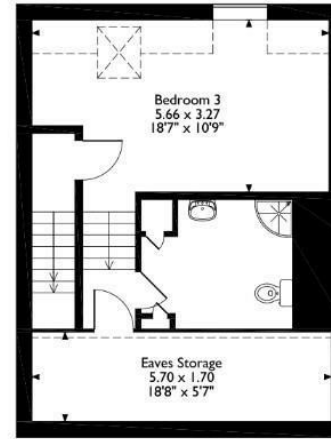
Lower Ground Floor



Ground Floor



First Floor



Second 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.

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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.

