

Church View, Dacre Banks, Harrogate, HG3 4DY

- ATTRACTIVE CONTEMPORARY FOUR BEDROOM FAMILY HOME
- Three bathrooms, two of which are en-suite
- Guest WC & utility room
- Amazing open views to the rear
- Luxury house bathroom
- Superb open plan dining kitchen with bi-fold doors & open views
- Accommodation arranged over four floors
- Enclosed rear garden
- Rear off road parking for two cars
- Sought after village location

Guide Price £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, arranged over four floors with four bedrooms, two en-suites and offering generous and flexible living space throughout. The property is situated in a sought after location, close to the local amenities.

The accommodation in brief comprises: Entrance hallway, lounge, lower ground split level dining kitchen with quality fitted units, integrated appliances, double height dining area with amazing views and bi-folding doors opening to the rear garden, guest WC and utility room. To the first floor are three generous bedrooms, the guest bedroom has an en-suite shower room, luxury house bathroom and to the second floor is the principle bedroom with fitted wardrobes and steps leading to a luxury en-suite shower room and eaves storage.

To the outside is a low maintenance garden the front and the rear is an enclosed courtyard style garden with patio seating area, lawn area and rear gate leading to two off road parking spaces.

EPC

Energy rating B

This property produces 1.9 tonnes of CO2.

Material Information

Tenure Type: Freehold

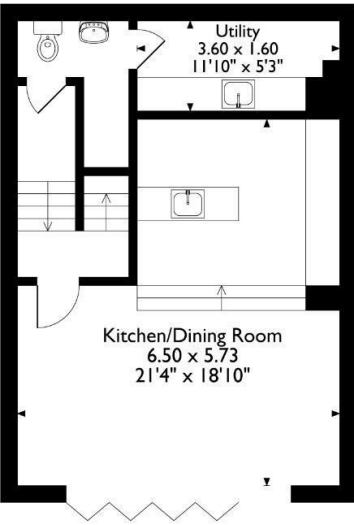
Council Tax Banding: E



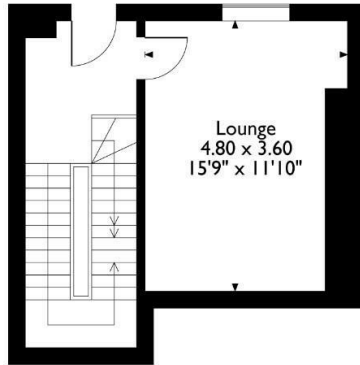


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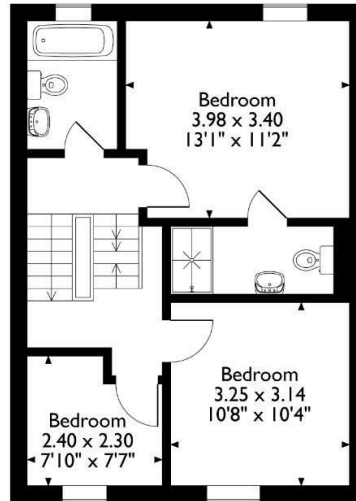
Approximate Gross Internal Area
156 Sq M/1679 Sq Ft



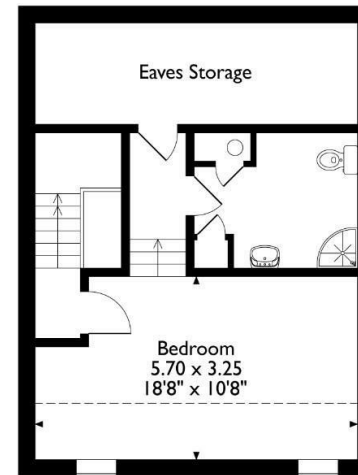
Lower Ground Floor



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

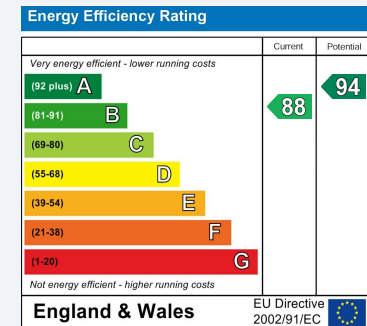
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

