



Low Green, Darley, Harrogate, HG3 2QA

- Generous three-bedroom semi-detached home
- Separate lounge with ample natural light
- Kitchen door to outhouses and rear garden with stone wall boundary and outstanding south-west facing countryside views
- Viewings highly recommended
- Open-plan kitchen/dining area with central island and log burner
- Spacious hallway with storage options
- Excellent village location with local amenities nearby
- Council Tax Band A

Guide Price £325,000



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DESCRIPTION

This charming three-bedroom semi-detached home occupies a fantastic position in the heart of the highly desirable village of Darley. With a generous layout and a beautiful rear garden enjoying wonderful open countryside views, this property represents an excellent opportunity for buyers seeking a ready-to-move-in home in a sought-after location.

The accommodation opens into a generous hallway with plenty of storage and leads to a bright and well-proportioned lounge. To the rear, a spacious open-plan kitchen/dining area features a central island and a log burner, providing an ideal space for both everyday living and entertaining. From the kitchen, a door leads to useful outhouses for storage and then around to the rear garden, which is mainly laid to lawn with a traditional stone wall boundary and enjoys stunning south-west facing views over Nidderdale countryside.

Upstairs, the property offers three good-sized bedrooms and a family bathroom, all in good condition and ready for immediate occupation.

Located within a popular village setting, Darley provides excellent access to local amenities including a village shop and primary school, while the spa town of Harrogate is just eight miles away.

EPC

Energy rating TBC

This property produces TBC tonnes of CO2

Material Information - Harrogate

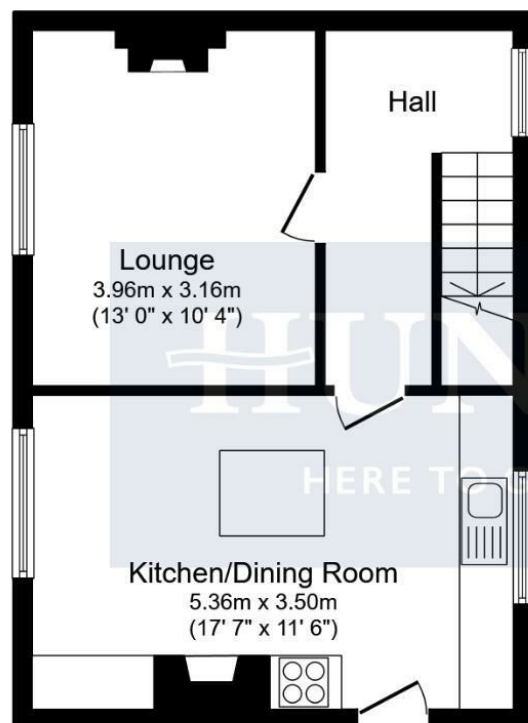
Tenure Type: Freehold

Council Tax Banding: A

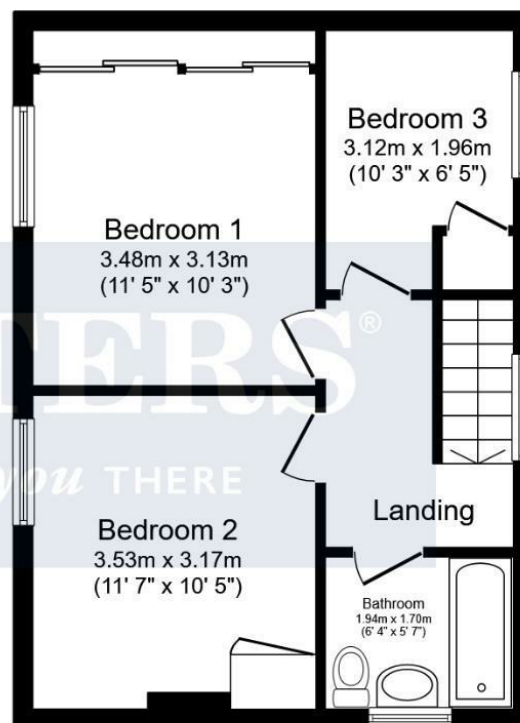




3, Low Green, Harrogate, Darley, HG3 2QA



Ground Floor
Floor area 40.5 sq.m. (436 sq.ft.)



First Floor
Floor area 40.5 sq.m. (436 sq.ft.)

Total floor area: 81.0 sq.m. (872 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



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