

MAPLE HOUSE
SILVERDALE CLOSE
DARLEY
HG3 2PQ



 NICHOLLS
TYREMAN

MAPLE HOUSE | SILVERDALE CLOSE | DARLEY | HG3 2PQ

A beautifully presented and recently constructed, stone built family house, offering well planned, spacious accommodation over three floors and having the benefit being situated within this extremely sought after village set within the Nidderdale area of outstanding natural beauty.

Entrance Hall | Living Room | Conservatory | Study | Breakfast Kitchen | Utility Room

Five Bedrooms | En-suite Shower Room | House Bathroom | House Shower Room | Eaves Storage

Driveway | Gardens with Raised Patio | Integral Garage

Council Tax: F | Energy Rating: B | Tenure: Freehold

£795,000





Darley offers excellent amenities including school, village store with post office, recreational areas and pub and is within easy reach of other Nidderdale villages, with Harrogate being a short distance away.

The property has the benefit of double glazing, underfloor heating and fabulous quality fixtures and fittings throughout. The accommodation comprises: Entrance hall, large, open plan conservatory, living room and breakfast kitchen with a superb arrangement of wall mounted cupboards base units and drawers and integrated appliances, utility room, cloakroom with wc and study.

To the first floor there are three bedrooms, an en-suite shower room and a house bathroom.

To the second floor are two further bedrooms, a house shower room and eaves storage

A good size driveway leads to the integral garage.

Flagged pathways lead to a raised patio area with side pathway leading to a further lawned garden, with dry stone walling and fencing and being adjacent to a grazing field

To the rear of the property is a small enclosed yard.



SPECIFICATION

Wet underfloor heating throughout, each room has its own individual thermostats.

Built in Sonos music system.

Limestone flooring on ground floor, oak wood flooring to upper floors.

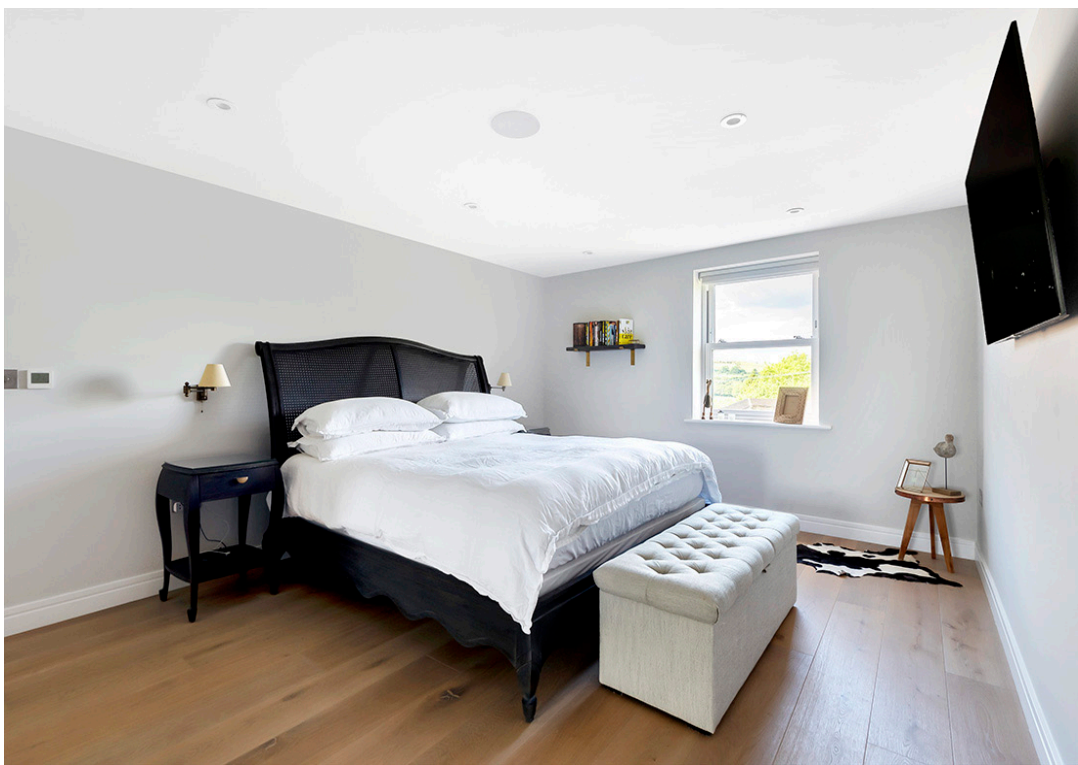
Fully tiled bathrooms.

Quartz worktops.

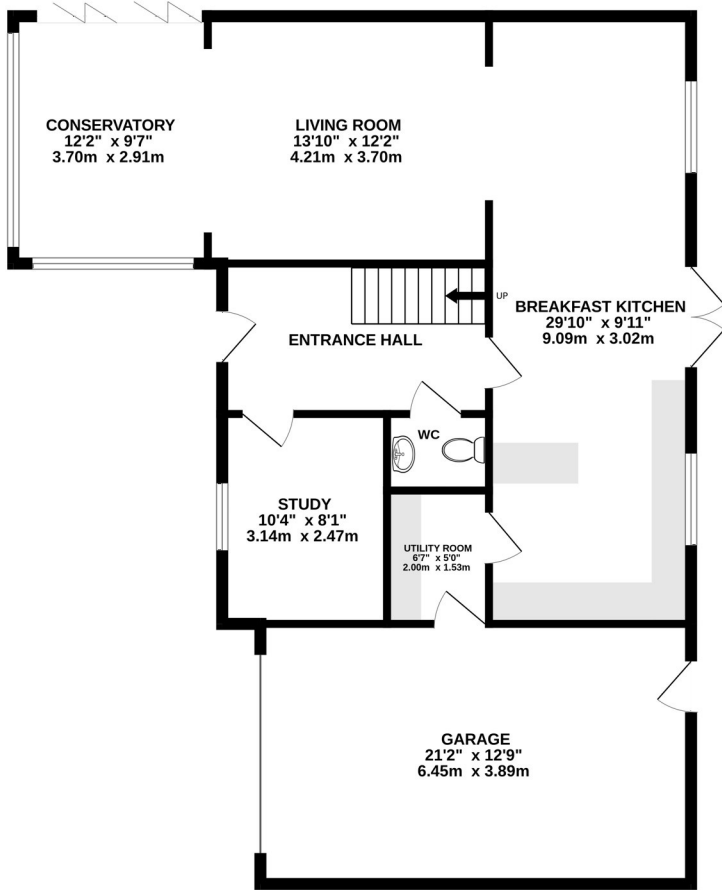
Miele and AEG integrated appliances.

EV charging point.

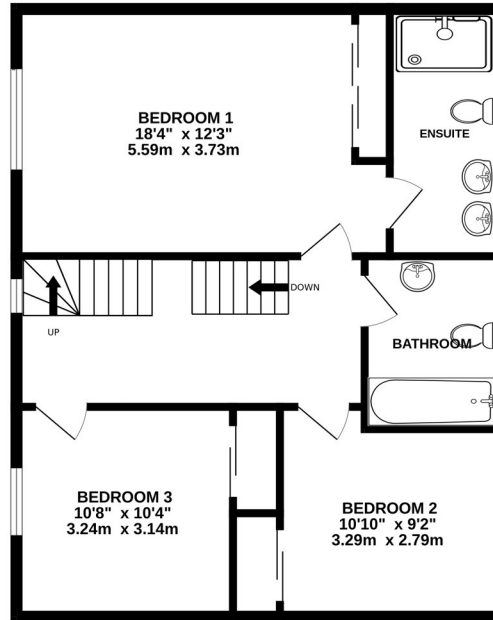




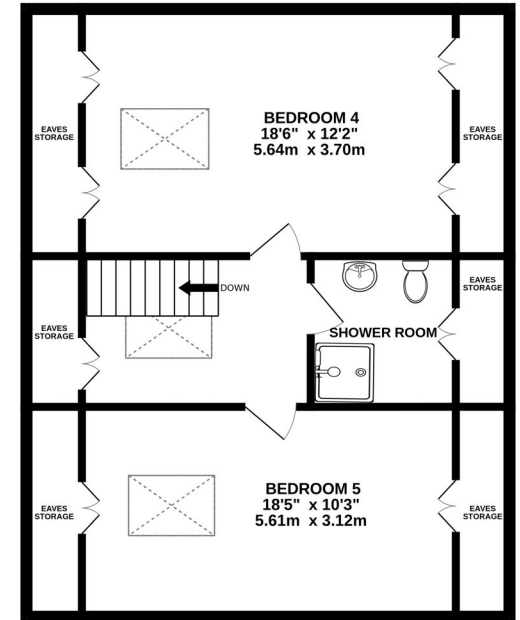
GROUND FLOOR
1081 sq.ft. (100.5 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



2ND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 2497 sq.ft. (232.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

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