



Darley, Harrogate, North Yorkshire

£750,000 Offers Over



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A spacious and very well-presented six-bedroom detached property occupying an attractive plot with garden, driveway and integral garage, situated in the heart of this popular village in Nidderdale. This impressive modern house provides generous and high-quality accommodation extending to over 3,000 sq.ft arranged over 3 levels. An air-sourced heat pump provides under-floor heating on the ground floor, where there is a large sitting room with stove and patio doors leading to the garden. There is a stunning open-plan kitchen and dining area, which is open plan to an additional reception room at the rear of the property which has a vaulted ceiling and windows and glazed doors overlooking the garden. There is also a downstairs WC and utility room. On the top two floors there are six large bedrooms, modern bathroom, en-suite shower room and additional WC. A generous drive provides ample parking and leads to an integral garage and there is an attractive garden surrounding the property.

The property is situated in this delightful position surrounded by beautiful open countryside. The village of Darley has amenities, which include a primary school, shop and pub, and is conveniently located between Harrogate and Pateley Bridge.

A internal viewing is essential to appreciate the size and calibre of this beautiful family home.

OUTSIDE

A drive provides ample parking and leads to a large garage with light, power and electric door. Private and attractive gardens to the side and rear with lawn and hedged borders and paved sitting area.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



RECEPTION HALL The property has under-floor heating throughout the entire ground floor.

SITTING ROOM A large reception room with glazed doors leading to the garden. Multi-fuel stove.

CLOAKROOM With WC and washbasin.

DINING KITCHEN / FAMILY ROOM With space for dining area and open plan to the family room, providing a further sitting area with vaulted ceiling, windows and glazed doors overlooking the garden. The kitchen comprises a range of modern fitted units with granite worktop, island and breakfast bar. Range cooker and space for appliances.

UTILITY ROOM With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

FIRST FLOOR BEDROOMS There are four good-sized bedrooms on the first floor, including the main bedroom which has an en-suite shower room.

EN-SUITE SHOWER ROOM A white modern suite comprising WC, washbasin and shower. Tiled floor with under-floor heating.

BATHROOM A modern white suite comprising WC, washbasin, shower and bath. Tiled floor with under-floor heating.

SECOND FLOOR There are two further large double bedrooms on the second floor.

SEPARATE WC With WC and washbasin.





Total Area: 303.4 m² ... 3266 ft²
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