



## Springfield, Darley

£389,950 Freehold



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WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A well presented three-bedroomed detached family home with attractive and enclosed gardens, off street parking and garage, situated in the sought after Nidderdale village of Darley.

This spacious home is offered with gas fired central heating and uPVC double glazing and features an extended dining kitchen, separate dining room and a bay fronted sitting room. To the first floor there are three bedrooms and a house bathroom.

Darley is a popular village offering a good range of services, set in beautiful countryside whilst being only six miles from the busy spa town of Harrogate.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



#### GROUND FLOOR

Glazed double doors to front. Glazed doors leads in to -

#### ENTRANCE HALL

Stairs to first floor. Understairs cupboard. Restored wood floor.

#### DINING KITCHEN

Fitted with a range of wall and base units with working surfaces above having inset single drainer sink unit and tiled splashbacks, Techni oven with 4 ring gas hob and extractor hood above. Plumbing and space for washing machine. Space for tall fridge/freezer. Space for family dining table and chairs. Double doors lead to paved seating area. Side access door.

#### DINING ROOM

With feature fireplace with inset fire grate and tiled hearth. Window to rear. Restored wood floor.

#### LIVING ROOM

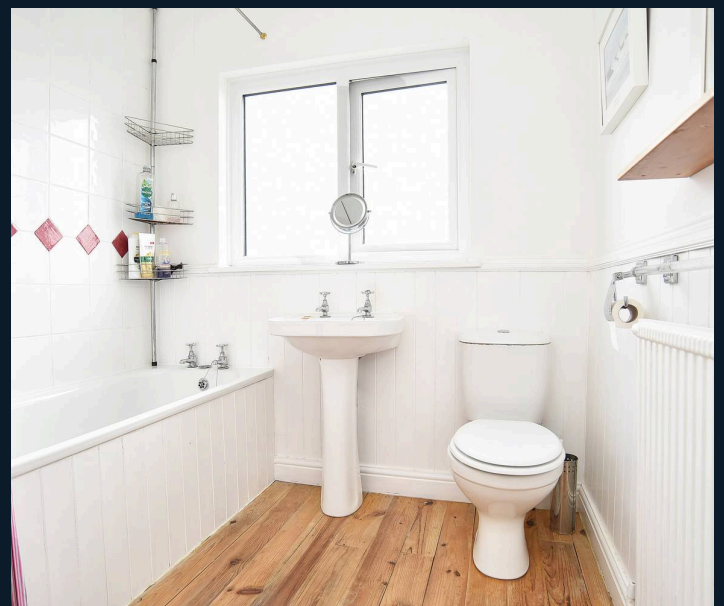
With bay window to front. Open fireplace with stone surround and hearth. Restored wood floor.

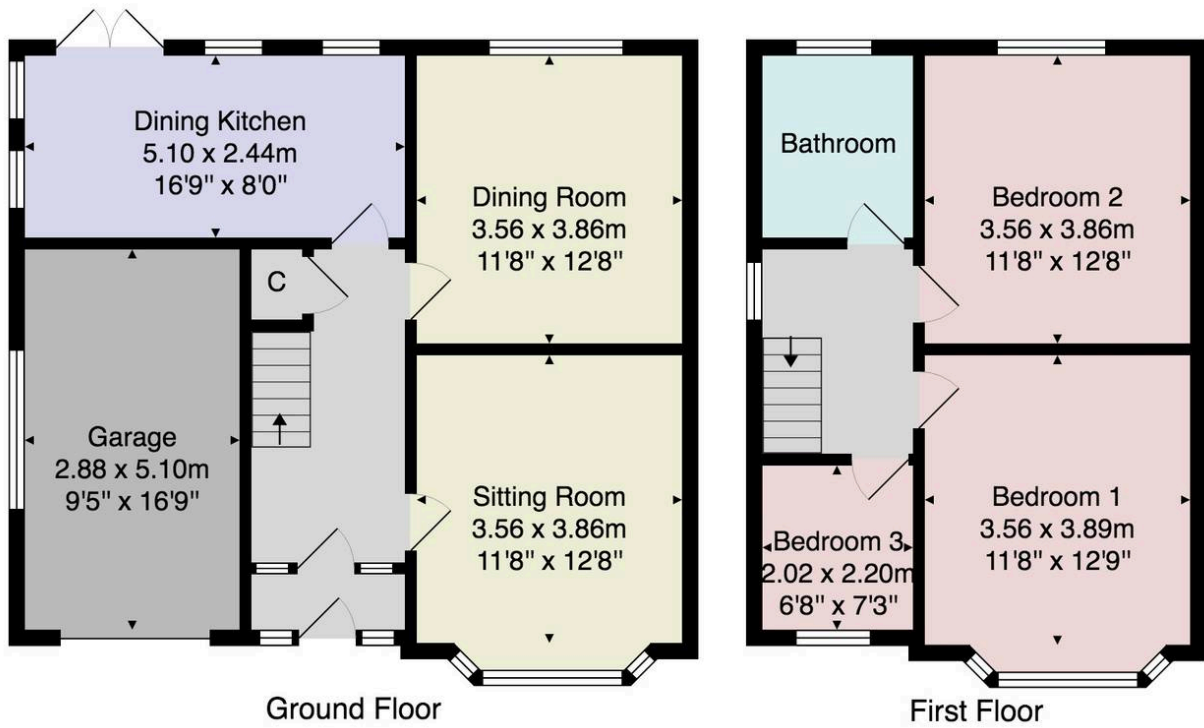
#### FIRST FLOOR

Three bedrooms and bathroom

#### OUTSIDE

Off-street parking leads to a SINGLE GARAGE. Enclosed garden to front with shaped lawns, mature shrubs and borders. Enclosed rear garden with mature borders and shrubs with fence and hedge boundaries.





Total Area: 115.1 m<sup>2</sup> ... 1239 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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