



VERITY
FREARSON

GATEWAYS, MAIN STREET, DARLEY, HARROGATE, HG3 2QF

£525,000

GATEWAYS, MAIN STREET,

Darley, Harrogate, HG3 2QF

An attractive three-bedroom detached bungalow, set within a generous plot with beautifully maintained gardens and enjoying open countryside views to the rear, offering well-balanced and versatile accommodation in the highly regarded village of Darley, surrounded by the stunning scenery of Nidderdale.

The property is presented in good order throughout and provides comfortable single-storey living, ideally suited to a range of buyers, including those seeking a peaceful rural lifestyle with everyday amenities close at hand. Overall, this is a rare opportunity to acquire a delightful detached bungalow in a stunning rural setting, combining space, privacy, and outstanding views with the ease and comfort of single-storey living.

Darley is a popular village with a strong community feel, offering a primary school, village garage, public house, and restaurant, with the wider amenities of Harrogate town centre within easy travelling distance.



2 Reception Rooms · Conservatory · Kitchen · Utility Room

3 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Integral Garage · Mature Lawned Garden







ACCOMMODATION

GROUND FLOOR

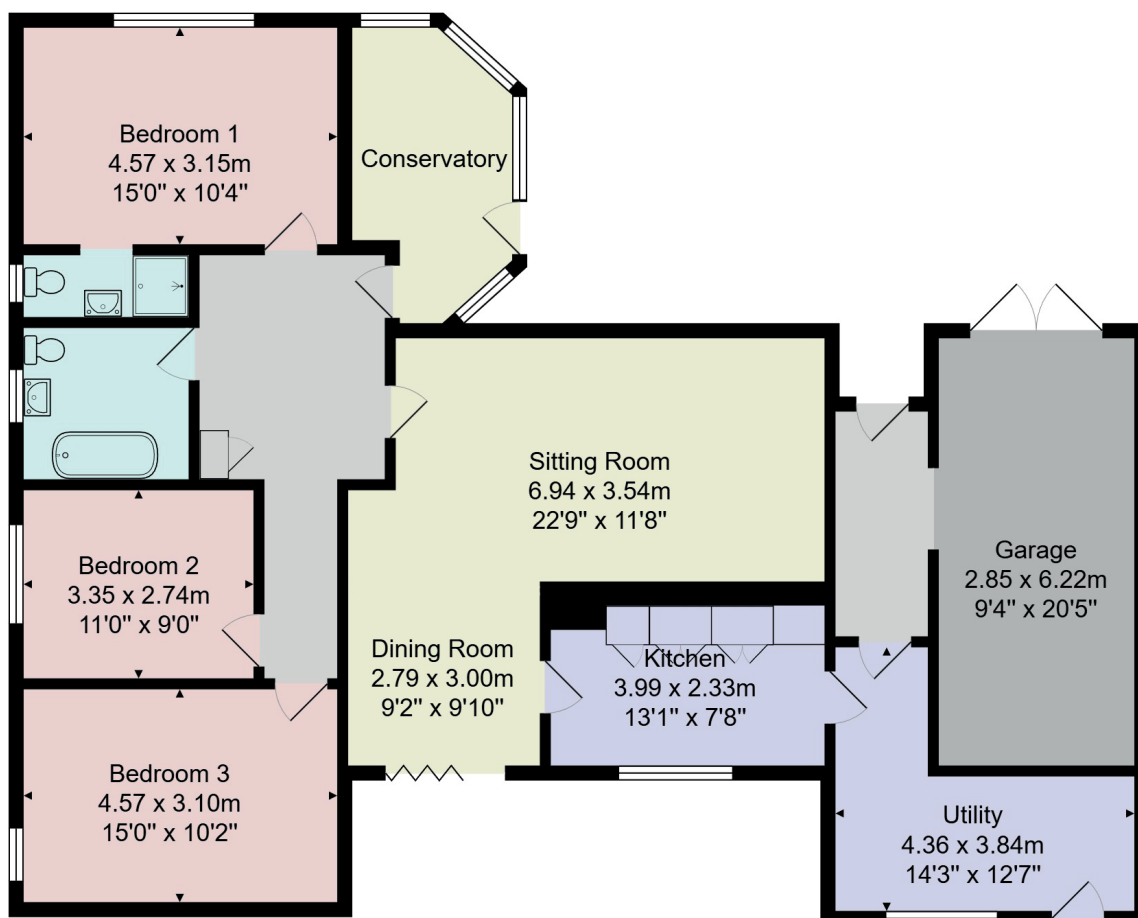
To the front of the property is a light-filled garden room, which provides a practical additional space and leads naturally through to the entrance hall, creating an inviting approach to the main accommodation.

From the entrance hall, the accommodation includes a spacious L-shaped living and dining room, creating a versatile and well-defined space for both everyday living and entertaining. The sitting area is centred around a feature fireplace with wood-burning stove, providing a warm and inviting focal point, while the dining area enjoys French doors opening onto the rear garden and terrace, perfectly positioned to take advantage of the outstanding countryside views. The layout allows for a natural flow between the two areas while retaining a sense of separation, with excellent levels of natural light throughout.

The well-appointed kitchen offers ample storage and worktop space and is fitted with a range of appliances including a dishwasher, oven, microwave, fridge and freezer. The kitchen is complemented by a separate utility room, which provides additional storage, space for laundry appliances, and internal access through to the integral attached garage, adding further everyday convenience.

There are three well-proportioned bedrooms, including a generous principal bedroom with a modern en-suite shower room. Bedrooms two and three are both comfortable doubles and provide flexible accommodation, suitable for guest bedrooms, hobby rooms, or home office use. A house bathroom serves the remaining bedrooms.

FLOOR PLAN



Total Area: 148.3 m² ... 1596 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Outside

To the front, a gravelled driveway provides ample off-street parking, set alongside well-maintained lawned gardens and mature hedging, enhancing both privacy and kerb appeal.

Externally, the property occupies an exceptional plot. The rear garden enjoys a high degree of privacy and backs directly onto open fields, offering far-reaching countryside views. Laid mainly to lawn with established borders, mature planting, and a pond feature, the garden provides a tranquil setting. A raised decked terrace is ideally positioned for outdoor dining and entertaining while taking full advantage of the outlook.

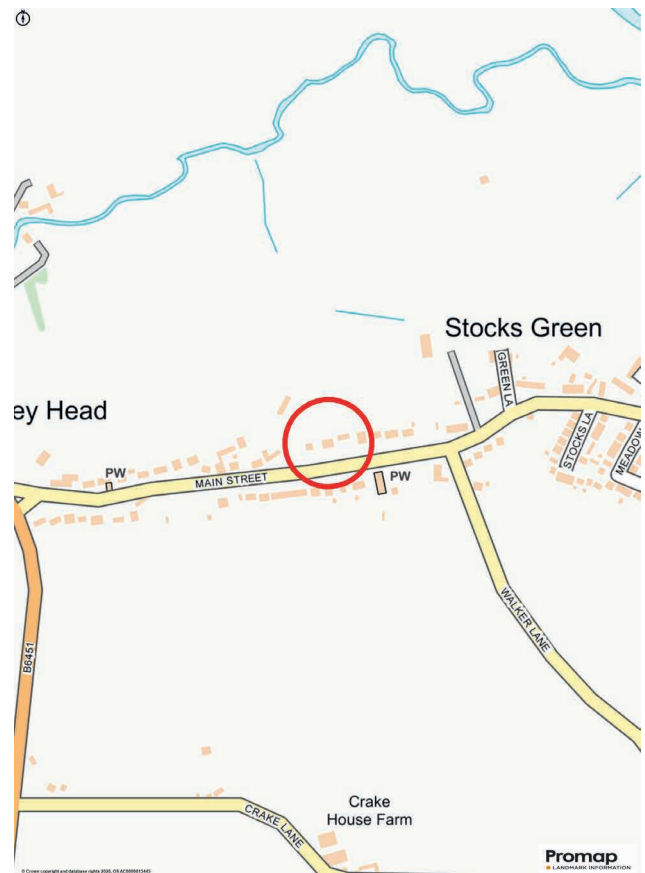
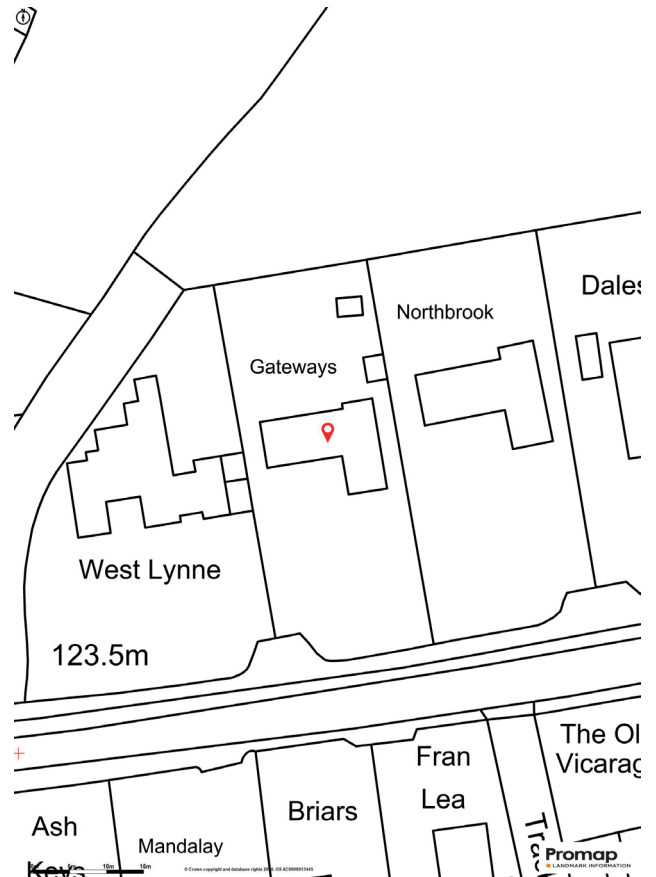
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	69
(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		
www.epc4u.com		

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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verityfearson.co.uk