





Hartwith View, Dacre Banks

£525,000 Offers Over

VERITY FREARSON

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A fantastic opportunity to purchase a beautifully presented four / five-bedroom stone-built detached property with double garage and attractive garden, situated in the heart of this popular village at the start of the Nidderdale Way.

This impressive property has been fully updated and modernised in recent years and provides generous and flexible accommodation. On the ground floor there is a large sitting room together with a stunning open-plan dining kitchen. There is also a downstairs WC and large utility with access to the double garage. A staircase leads to the first floor, where there are three bedrooms including the master bedroom which has a modern en-suite shower room. There is also a modern bathroom. A second staircase provides access to the separate first floor area where there is another double bedroom, modern bathroom and a further large room which could be used as a large fifth bedroom or further reception room if required. This separate first floor area provides particularly flexible accommodation that could provide separate annexe accommodation, if so required, additional living space or simply additional bedrooms. The property has a generous driveway and double garage and there is an attractive paved garden to the rear.

This individual home is situated in a delightful position in the heart of this popular village which has a shop and public house and is surrounded by attractive open countryside and convenient for Harrogate and Pateley Bridge.

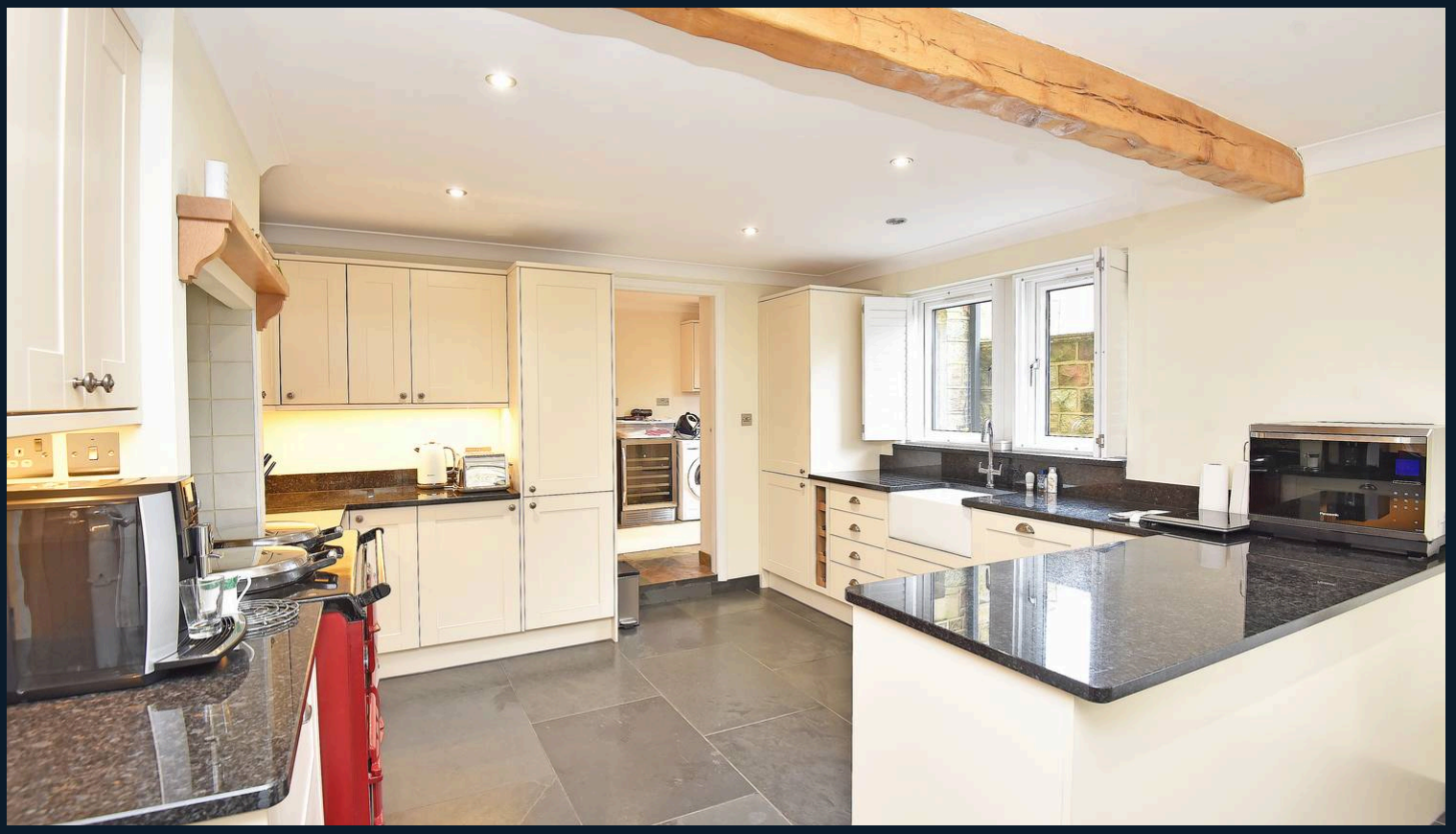
OUTSIDE A paved driveway to the front provides parking and additional sitting area and leads to the integral double garage with light and power and electric doors. To the rear there is a paved garden with well-stocked borders, providing an excellent outdoor entertaining space.

AGENT'S NOTE

The property is long leasehold having an original term of 999 years. No ground rent or service charges are applicable.

Council Tax band: F Tenure: Freehold

EPC Energy Efficiency Rating: C EPC Environmental Impact Rating: C



SITTING / DINING ROOM A spacious reception room with space for sitting and dining areas. Window to front and bi-folding glazed doors lead to the rear garden and having attractive views over surrounding countryside. Inset modern living-flame gas fire. DINING KITCHEN With dining area, tiled floor and bi-folding doors overlooking the rear garden. The kitchen comprises a range of modern wall and base units with granite worktops. Gas-fired Aga, integrated fridge, freezer and dishwasher. CLOAKROOM With WC and washbasin. Tiled walls and floor, fitted cupboards and heated towel rail. UTILITY ROOM Providing useful storage space with plumbing for washing machine. Door leads to the rear garden. FIRST FLOOR BEDROOM 1 A double bedroom with fitted wardrobes and window enjoying attractive views over the surrounding countryside. EN-SUITE SHOWER ROOM A modern white suite with quality fittings, including WC, washbasin set atop a vanity unit with marble worktop, and a large walk-in shower. Heated towel rail. tiled walls and floor. BEDROOM 2 A double bedroom with window to the rear. BEDROOM 3 A further double bedroom with fitted wardrobe. BATHROOM A modern white suite with WC, washbasin set with a new vanity unit, and bath. Tiled walls and floor. Heated towel rail. A second staircase leads to a separate first-floor area, which provides further bedroom accommodation with potential to be used as self-contained annexe accommodation if required, comprising - BEDROOM 4 A double bedroom with window to side. BATHROOM A white suite comprising WC, washbasin set within a vanity unit with marble worktop, and bath. Tiled walls and floor. BEDROOM 5 / RECEPTION ROOM A further large reception room, which could be used as a fifth bedroom or as an additional reception room with a fitted bookshelf and skylight windows.







Ground Floor

First Floor

Total Area: 214.8 m² ... 2312 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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