



1 Southview, Darley

£367,500



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



No Chain | Extended village home | Darley | North Yorkshire

Three bedrooms | Luxury Bathroom & En-Suite | Home Office | Superb Dining Kitchen

This deceptively spacious and beautifully refurbished three-bedroom village home offers a stylish blend of period charm and modern design, with high-quality fixtures and fittings throughout. Occupying a delightful position in the heart of Darley, the property enjoys far-reaching countryside views, private gardens, a superb home office, and two private parking spaces. Finished to a high standard, the property features a bespoke limestone fireplace, contemporary kitchen with extended dining area, and a luxurious principal suite occupying the second floor. A purpose-built garden room with power, lighting, and internet offers the perfect work-from-home solution or a relaxing retreat. The home is set within a charming and historic Nidderdale village location, ideally situated between Harrogate and Pateley Bridge.

OUTSIDE Paved and gravelled garden to front and fully enclosed rear garden backing onto open countryside. The rear garden includes:

Two private parking spaces and EV charging point.

Home office/garden room with power, lighting, and internet connectivity.

Adjoining storeroom for additional storage. Free-standing shed with power points. Summerhouse with electricity and heater, positioned on a raised sun deck. Ornamental borders and lawned areas, ideal for entertaining or relaxing. Under-house storage accessed under the extension. Garden pond.

AGENT'S NOTE - Gas central heating and double glazing

- Located in the popular Nidderdale village of Darley

- Excellent local primary school nearby

- Easy access to Harrogate, Pateley Bridge, and main road networks

Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: D



ACCOMMODATION GROUND FLOOR

ENTRANCE HALL SITTING ROOM An elegant reception room with a bespoke limestone fireplace by Mone Brothers of Leeds, incorporating a cast-iron multi-fuel stove. A spacious and characterful room ideal for relaxation.

DINING KITCHEN The kitchen has been extended to create a stunning open-plan space with dedicated dining area. Features include fitted cabinets, integrated appliances, breakfast bar, and quality finishes throughout.

CLOAKROOM Fitted with WC and basin.

BASEMENT Accessed via a concealed staircase, the basement offers a useful storage or utility space with potential for further conversion (subject to necessary consents).

FIRST FLOOR BEDROOM 2 A spacious double bedroom with views to the front.

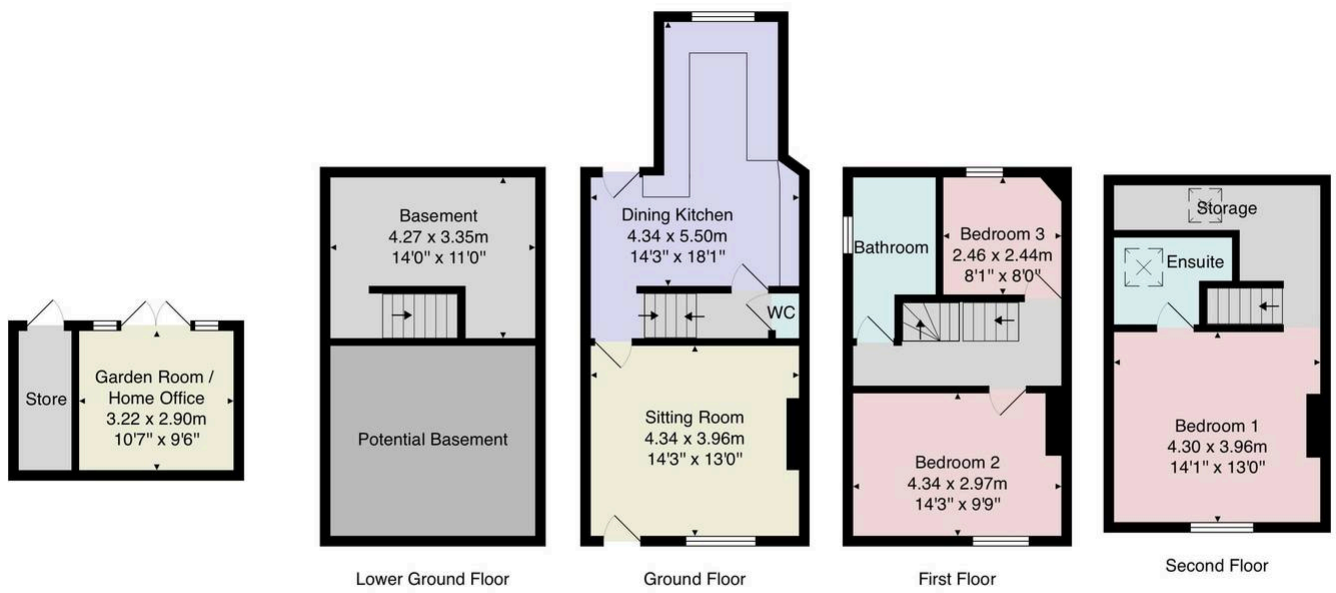
BEDROOM 3 A further good-sized bedroom.

HOUSE BATHROOM A stylish modern suite comprising bath with shower over, WC and basin. Contemporary tiling and heated towel rail.

SECOND FLOOR PRINCIPAL BEDROOM A large double bedroom with en-suite and useful eaves storage. A peaceful top-floor retreat with elevated views.

EN-SUITE A modern suite comprising WC, basin and walk-in shower with modern fittings and heated towel rail.





Total Area: 117.1 m² ... 1260 ft² (excluding garden room / home office, store, potential basement)

All measurements are approximate and for display purposes only.

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