

**5 LOW GREEN  
DARLEY  
HG3 2QA**



**NICHOLLS  
TYREMAN**



## 5 LOW GREEN | DARLEY | HG3 2QA

A fantastic opportunity to purchase this semi-detached house situated in the picturesque village of Darley within Nidderdale AONB and overlooking a lovely village green.

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Entrance Hall | Living Room | Dining Room | Kitchen

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Three Bedrooms | Bathroom

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Gardens | Outbuildings

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Council Tax: A | Energy Rating: E | Tenure: Freehold

*Agent's Note - The property is an Airey House and therefore of non-standard construction. If purchasing with a mortgage we recommend seeking mortgage advice prior to viewing.*

# £225,000







**The property offers three bedroom accommodation with outbuildings and now requires full modernisation allowing the purchaser to put their own stamp on the home.**

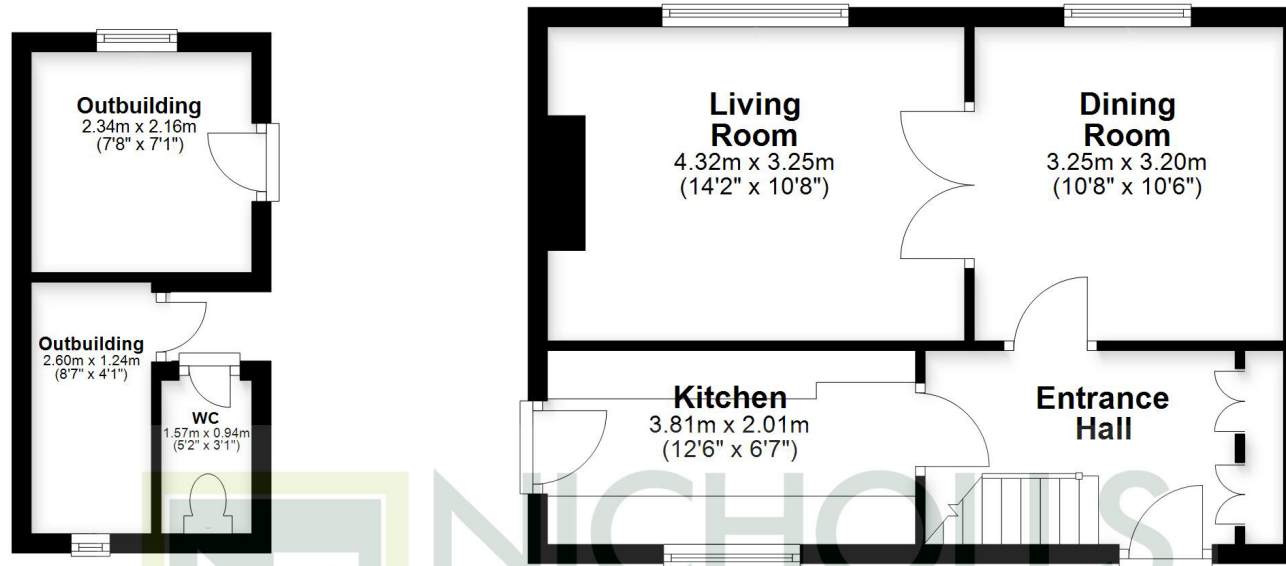
The property briefly comprises; entrance hall with storage cupboards, galley kitchen looking out over the front garden and village green, dining room and living room to the ground floor. The first floor offers three bedrooms, two doubles and a large single room along with house bathroom.

Externally the property has a gated driveway parking, front garden laid to lawn, outbuildings including outdoor wc and rear elevated garden laid to lawn.

This property truly requires an internal inspection to fully appreciate the space and potential on offer.

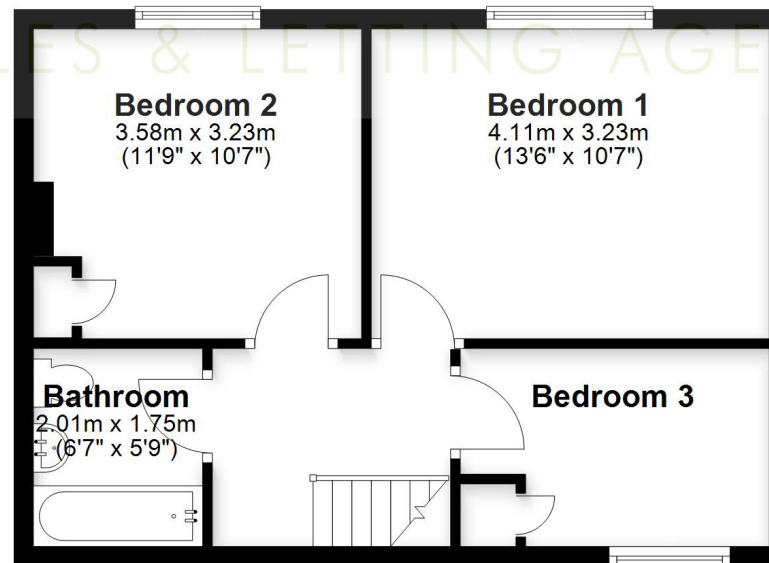
## Ground Floor

Approx. 50.9 sq. metres (547.4 sq. feet)



## First Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 92.2 sq. metres (991.9 sq. feet)

This plan is for illustrative purposes only and is not to scale.

All measurements are approximate

Plan produced using PlanIt





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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.