





North Brook, Darley

£595,000 Guide Price

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NORTHBROOK 3 / 4 bedroom detached bungalow

A spacious and well presented three/four bedroom detached bungalow, occupying a generous plot extending to approximately one third of an acre and enjoying a delightful position within the highly regarded Nidderdale village of Darley. The property offers flexible single level accommodation together with extensive gardens and superb far reaching views across the surrounding countryside.

Darley is a popular village situated between Harrogate and Pateley Bridge, surrounded by beautiful open countryside and well placed for a range of local amenities including a popular public house, primary school and village shop. Northbrook represents an excellent opportunity for those seeking generous, light filled accommodation, attractive gardens and a peaceful semi - rural setting.

OUTSIDE

A particular feature of the property is the generous plot, which extends to approx. one third of an acre. The bungalow stands within attractive and well established gardens to both front and rear, comprising generous lawned areas, mature planting and hedges, various sitting areas. The property is entered by a sweeping driveway leading to parking for several vehicles and a single garage.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



ACCOMMODATION

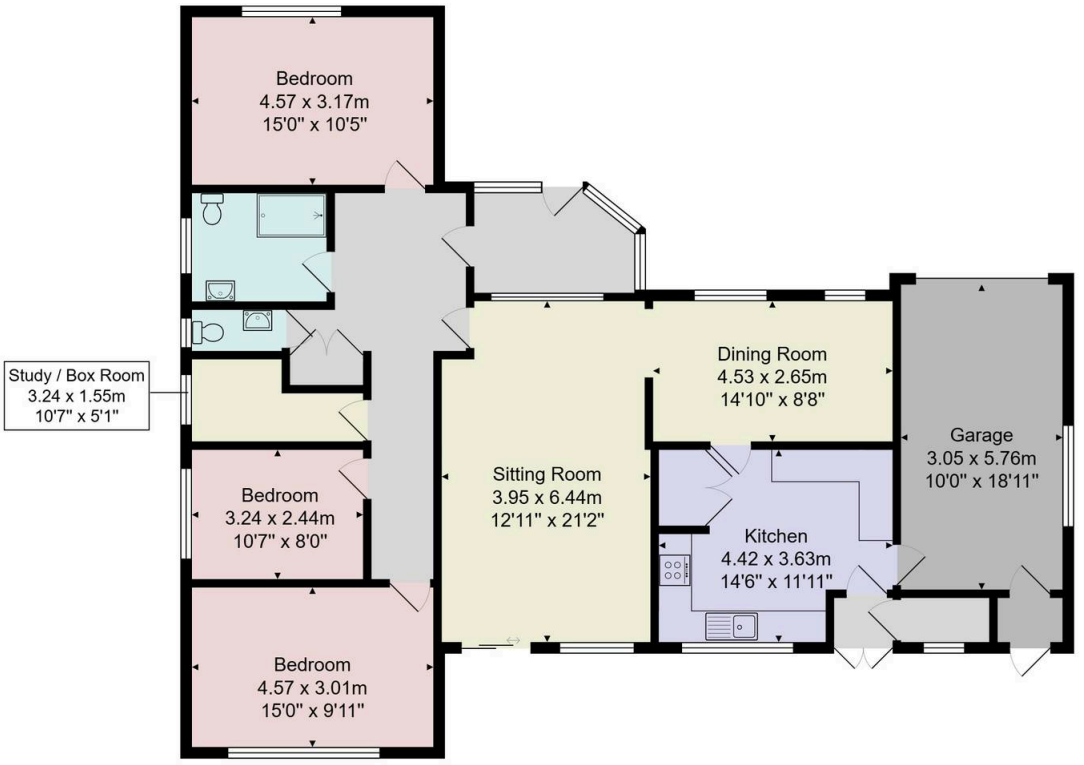
An entrance porch leads into a spacious reception hall with useful fitted storage cupboards. The sitting room is a particularly generous reception space with windows to both the front and rear and glazed patio doors opening directly onto the garden, it features a stone fireplace with cast iron gas stove and enjoys views across the garden and surrounding countryside.

There is a separate dining room, currently being used as an office, adjoining the kitchen. The kitchen is fitted with a range of wall and base units, together with work surfaces and space for a selection of appliances. The kitchen leads into a rear lobby with French doors to the garden and a small utility room. Further door into the garage.

There are three generous bedrooms, together with a smaller fourth bedroom / home office / study. The larger bedrooms enjoy pleasant aspects over the front and rear gardens and benefit from fitted wardrobes. The accommodation is completed by a modern wet room with a WC, washbasin, walk in shower and underfloor heating. There is also an additional, separate WC.







Total Area: 148.0 m² ... 1593 ft²
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