



## 2 Delvesridge Road, Darley

£375,000 Offers Over



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



**A spacious and well presented three bedroom semi-detached house, occupying a delightful rural position and enjoying superb long distance views, whilst remaining convenient for Harrogate and the surrounding villages. The property benefits from a good sized garden, driveway parking and an integral garage, and offers well balanced accommodation ideally suited to modern family living.**

**The house stands on a particularly generous plot, with attractive gardens and excellent outside space, all set within this attractive countryside location. The accommodation extends over two floors and includes two reception rooms, a well equipped kitchen, downstairs WC, three bedrooms, en suite shower room and house bathroom.**

#### **OUTSIDE**

**The property occupies a particularly generous plot with a driveway providing parking and access to the integral garage. To the rear there is an attractive good sized garden, laid mainly to lawn with planted borders.**

Council Tax band: D

Tenure: Freehold



#### GROUND FLOOR

The generous ground floor accommodation comprises a sitting room with a multi-fuel burning stove and glazed doors leading to the garden, together with a second good sized reception room providing additional living or dining space.

The kitchen is well equipped with a range of modern fitted units and integrated appliances. There is also a useful downstairs WC.

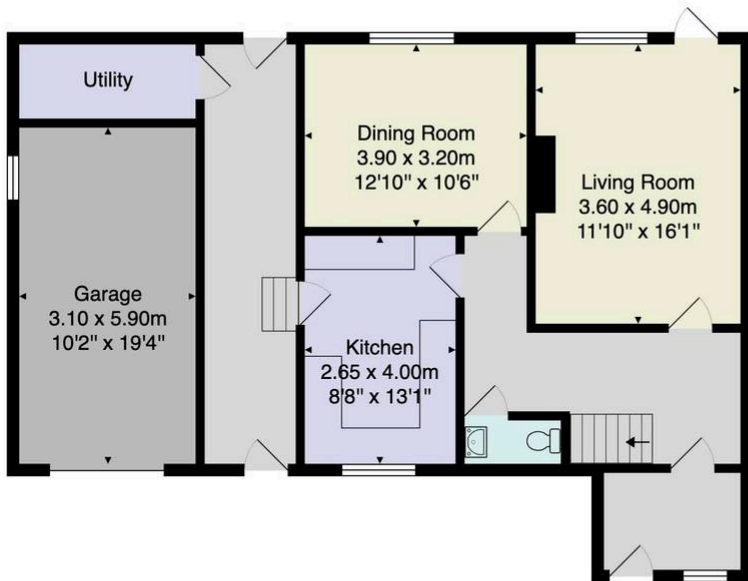
To the side of the property there is a covered passageway providing useful storage space, together with access to a utility room and the integral garage.

#### FIRST FLOOR

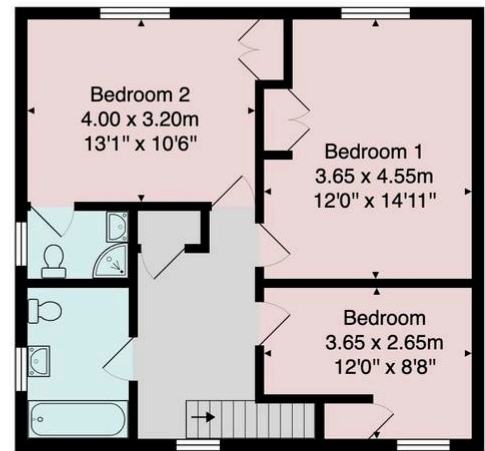
On the first floor there are three good sized bedrooms, including the principal bedroom which benefits from an en suite shower room with power assisted shower.

The remaining accommodation is served by a modern house bathroom fitted with a bath and shower above.





Ground Floor



First Floor

Total Area: 155.3 m<sup>2</sup> ... 1671 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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