

# HUNTERS®

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## Deer Glade Court

Darley, Harrogate, HG3 2NE

Council Tax: C

Offers Over £315,000



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## Entrance Hall

Access via composite entrance door, stairs to first floor, radiator, door to:

## Lounge

13'8" x 12'9" (4.18 x 3.91)

UPVC double glazed window to front elevation, solid oak flooring, under stairs storage cupboard, TV point, radiator, inset ceiling spot lights, door to:

## Kitchen Dining Room

17'3" x 9'9" (5.27 x 2.99)

Quality modern range of wall and base mounted units with Corian working surfaces over with inset stainless steel sink and mixer tap, inset gas hob with extractor hood over and electric oven under, integrated fridge freezer, dishwasher and washing machine, tiled floor, radiator, inset ceiling spot lights, UPVC double glazed windows to rear elevation, UPVC double glazed door to rear garden, door to:

## WC

Low level WC, wash hand basin.

## First Floor Landing

Loft access, inset ceiling spot lights, solid oak flooring.

## Bedroom One

11'6" x 9'10" (3.53 x 3.01)

UPVC double glazed window to rear elevation, radiator, solid oak flooring, inset ceiling spot lights, TV point.

## Bedroom Two

11'5" x 9'11" (3.48 x 3.04)

UPVC double glazed window to front elevation, fitted wardrobes, solid oak flooring, inset ceiling spot lights.

## Bedroom Three

7'1" x 7'1" (2.18 x 2.16)

UPVC double glazed window to front elevation, radiator.

## Bathroom

Modern white suite comprising panel bath with mains shower over and glazed screen, low level WC, wash hand basin, heated towel rail, tiled walls and floor, vanity mirror, UPVC double glazed window to rear elevation.

## Outside

Gated access to a pathway leading to front door and grey slate beds. Side access leads to an attractive low maintenance garden with paved patio seating area, grey slate beds and fencing to perimeters.

## EPC

Environmental impact as this property produces 1.8 tonnes of CO2.

## Material Information

Tenure Type; Freehold

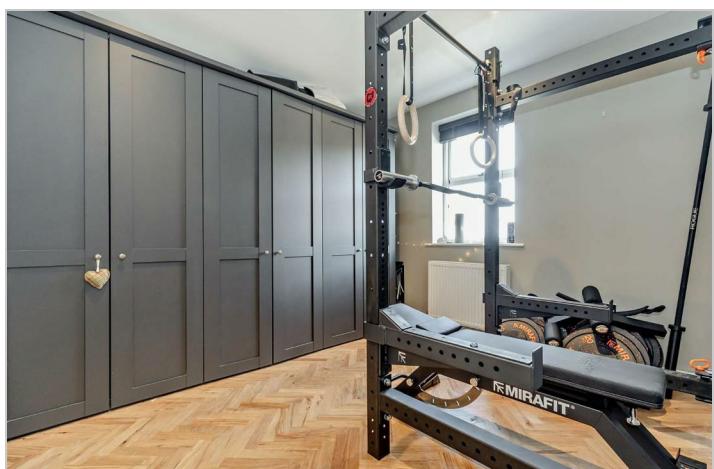
Council Tax Banding; C

A rare opportunity to purchase this three bedroom end-terraced home nestled in the picturesque village of Darley, on the doorstep to the Yorkshire Dales. With beautiful countryside views and newly built in 2021, the property features high quality finishes throughout, with style in mind to create a modern finish with a cottage feel.

This stylish and energy efficient home briefly comprises; Entrance hallway, sitting room leading to the high spec, fully integrated kitchen with stone countertops and Siemens appliances. The kitchen provides access to the guest cloakroom and rear door to the garden. Stairs rise to the first floor with two double bedrooms both with excellent wardrobe space, a third single room with a built in wardrobe and the modern house bathroom.

To the outside, the property is accessed from the front with side access to the garden, or from the rear via the private road, where two off street parking spaces are provided. The private rear garden has been designed to be easy maintenance with a patio, a bed of slate chippings and fence borders.

- NEWLY BUILT IN 2020
  - Ideal location
  - Hillside views
  - High specification finishes
- Potential to extend into the loft with correct planning consent
  - Guest W.C.
  - Modern bathroom
- Off street parking for two cars
  - Low maintenance garden
  - Ideal second home



## Road Map



## Hybrid Map

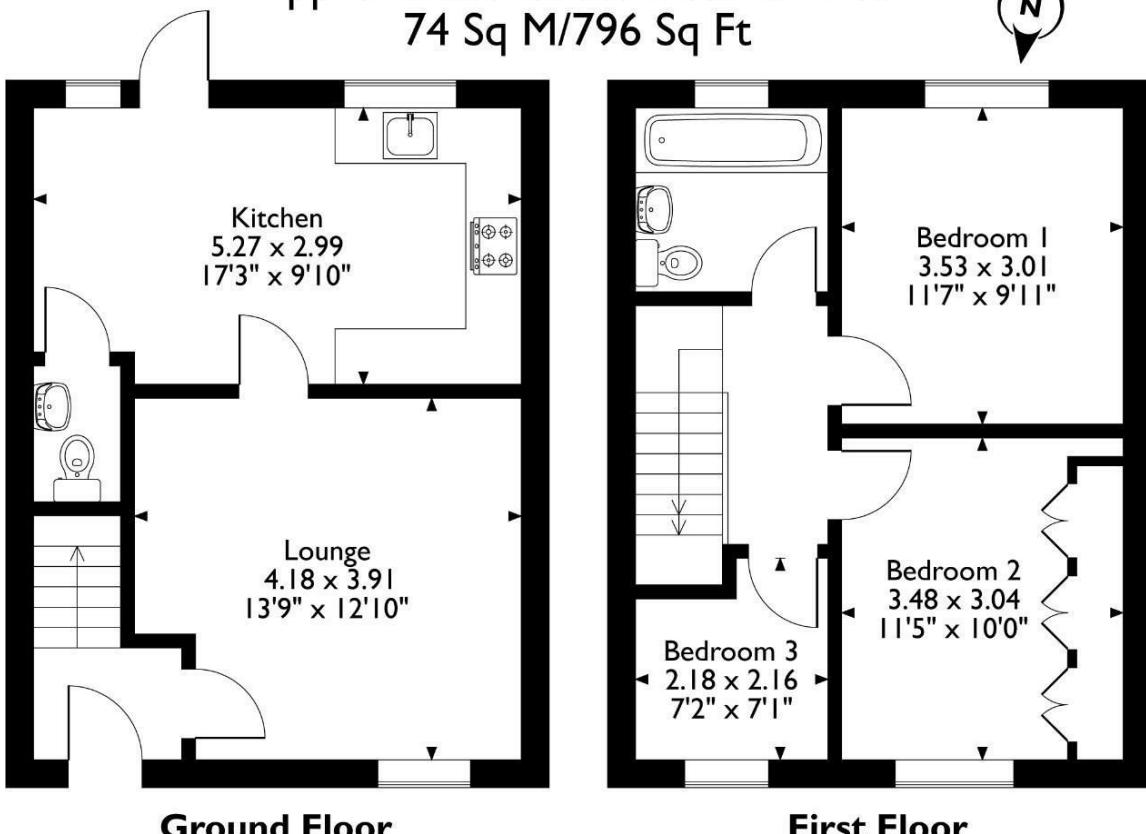


## Terrain Map



## Floor Plan

### 5 Deer Glade Court Darley, Harrogate, HG3 2NE Approximate Gross Internal Area 74 Sq M/796 Sq Ft

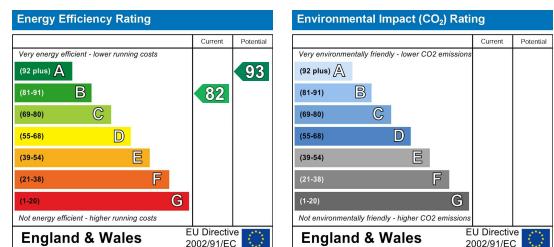


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.