

HUNTERS®

HERE TO GET *you* THERE



Daleside Park

Darley, HG3 2PX

Council Tax: F

Guide Price £550,000



Brantwood Daleside Park

HG3 2PX

Guide Price £550,000



Entrance Vestibule

Access via glazed entrance door, UPVC double glazed window, glazed entrance door to:

Entrance Hall

Stairs to first floor, storage cupboard, doors to:

Kitchen

11'10" x 9'10" (3.62 x 3.00)

Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset gas hob with extractor hood over, built in double electric oven, UPVC double glazed window to rear elevation, door to:

Utility Room

10'1" x 5'8" (3.08 x 1.73)

UPVC double glazed window to rear elevation, base units with working surfaces over with inset stainless steel sink unit, plumbing and space for washing machine, space for tumble dryer, wall mounted boiler, UPVC door to rear garden.

Lounge / Dining Room

21'4" x 18'11" (6.52 x 5.77)

UPVC double glazed windows to front and rear elevations, UPVC double glazed sliding doors to rear, TV point, two radiators, fire place.

Bedroom One

16'10" x 11'10" (5.14 x 3.62)

UPVC double glazed window to front elevation, radiator, range of fitted wardrobes.

Bedroom Two

10'10" x 10'0" (3.31 x 3.05)

UPVC double glazed window to front elevation, fitted wardrobes with sliding doors.

Shower Room

Suite comprising corner shower cubicle, low level WC, wall mounted wash hand basin, part tiled walls, radiator, UPVC double glazed window to side elevations.

WC

Low level WC, wash hand basin, UPVC double glazed window to side elevation.

First Floor Bedroom Three

13'2" x 10'1" (4.02 x 3.09)

UPVC double glazed windows to front and rear elevation, radiator, cupboard, door to:

Bedroom Four

10'11" x 8'7" (3.35 x 2.64)

Velux window, storage cupboard.

Garage

19'1" x 8'6" (5.82 x 2.60)

Up and over door, UPVC double glazed window to rear elevation, rear door to garden.

Outside

A blocked paved driveway provides ample off street parking for a number of cars. A beautifully presented front garden laid mainly to lawn with mature flower beds. To the rear of the property is an attractive garden with open views, patio seating area, lawn area, mature shrubs and trees, greenhouse, pond, outside storage area and a raised terrace seating area.

EPC

Environmental impact as this property produces 7.1 tonnes of CO2.

Material Information

Tenure Type; Freehold
Council Tax Banding; F

Tel: 01423 536222

'Brantwood' is a delightful three bedroom detached dormer style family home with generous gardens, situated on Daleside Park in the highly regarded Nidderdale village of Darley, with amazing elevated views to the rear over rolling countryside. The property has been very well maintained by the current owner but would now benefit from some updating and offers generous and flexible living space throughout.

Located in the heart of the village with immediate access to the local amenities, the accommodation comprises: Secure entrance porch, reception hallway, guest WC, a light and airy L-shaped lounge diner with sliding patio doors and open views to the rear, kitchen with ample storage, utility room, two double bedrooms are accessed off the reception hallway and house shower room. To the first floor is a further bedroom with a doorway opening to dressing room/study.

Outside, the property is accessed via a driveway providing ample off road parking and leads to an attached garage and a lawn garden to the front. The attractive rear garden is laid mainly to lawn with well stocked mature flower beds, ornamental pond and patio seating area. There is also access to secure under house storage.

An early viewing comes highly recommended to fully appreciate the accommodation and gardens on offer.

- ATTRACTIVE FAMILY HOME
- Generous & flexible living space
- Ample off road parking & attached garage
- House shower room & guest WC
- Kitchen & utility room
- Open views over rolling countryside
- Located in the heart of the village
- Spacious L-shaped lounge/diner
- Three bedrooms & dressing room/study
- Attractive extensive gardens



Road Map



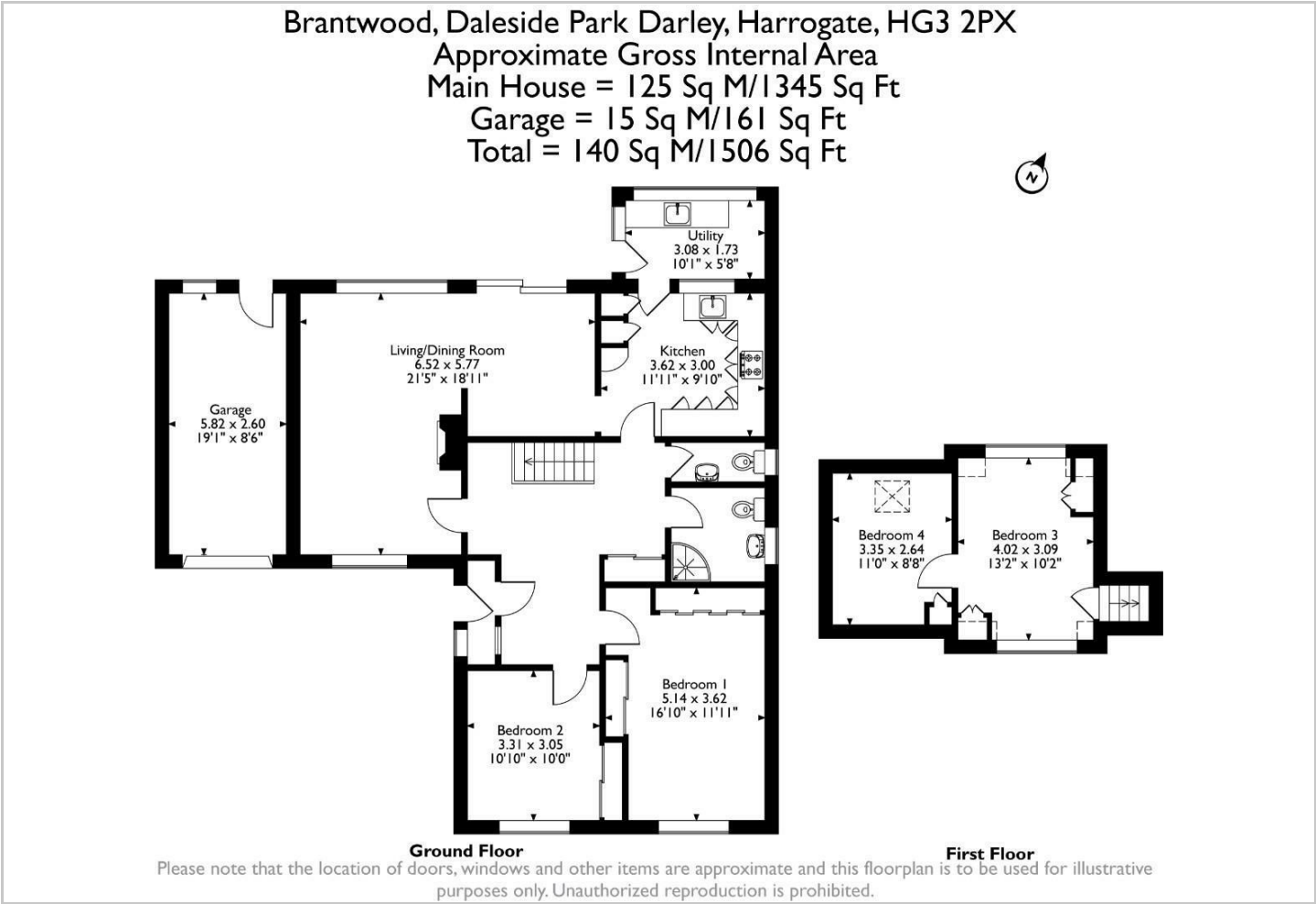
Hybrid Map



Terrain Map



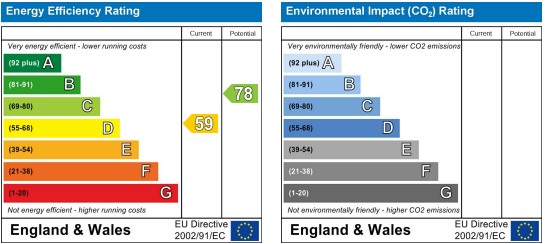
Floor Plan



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.