

HUNTERS[®]

HERE TO GET *you* THERE



East View

Darley, Harrogate, HG3 2QF

Council Tax: C

Guide Price £300,000



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Entrance Porch

Access via UPVC entrance door, two UPVC double glazed windows, wooden glazed door to:

Lounge

14'11" x 11'3" (4.57 x 3.44)

Two UPVC double glazed windows, TV point, radiator, inset shelving, wood sliding door to:

Kitchen

15'6" x 12'6" (4.73 x 3.82)

Quality modern range of wall and base mounted units with working surfaces over with inset composite sink and mixer tap, inset five burner gas hob with extractor hood over and electric oven under, plumbing and space for washing machine and dishwasher, space for tall fridge freezer, large pantry cupboard also housing boiler, feature radiator, space for table, UPVC double glazed windows, UPVC double glazed door, stairs to first floor, inset ceiling spot lights.

First Floor Landing

Access to loft which is partly boarded, storage cupboard, radiator, doors to:

Bedroom One

15'0" x 12'0" (4.58 x 3.67)

UPVC double glazed windows, radiator, TV point.

Bedroom Two

9'10" x 9'3" (3.01 x 2.82)

UPVC double glazed window, radiator.

Bedroom Three

7'0" x 6'8" (2.15 x 2.05)

UPVC double glazed window, radiator.

Bathroom

Modern white suite comprising panel bath with shower over and glazed screen, low level WC, wash hand basin with cupboards under, large fitted vanity mirror. chrome heated towel rail, tiled floor, UPVC double glazed window.

Outside

A lawn garden with wall to perimeters, paved seating area. Outside storage unit suitable for bikes and tools. One off street parking space.

EPC

Environmental impact as this property produces 3.8 tonnes of CO2.

Material Information

Tenure Type; Freehold
Council Tax Banding; C

Tel: 01423 536222

This beautiful, end-terrace cottage dating back more than 300 years has been lovingly renovated to restore its charm and character. Nestled in the village of Darley on the doorstep to the Yorkshire Dales, a rare opportunity to find such a characterful gem.

Fully modernised the property briefly comprises; Front entrance into the modern kitchen/dining space, through to the lounge featuring a log burner and access to the internal rear porch. Rising to the first floor the balcony landing leads on to two double bedrooms, a further single room and modern bathroom.

To the outside, the property is approached through the arch to its main entrance. The garden area incorporates a pretty seating area and dry stone wall lawned garden, edged with flowerbeds. The property benefits from an outside electric socket, water tap and one off street parking space with plenty more on street parking outside.

- CHARACTER COTTAGE
 - Fully modernised
- Well appointed kitchen and pantry
 - Lounge with log burner
- Exposed beams in bedrooms
 - Recent rewire
- Garden and outdoor shed
 - Idyllic location
 - Off street parking
- Call to book a viewing for the launch



Road Map



Hybrid Map

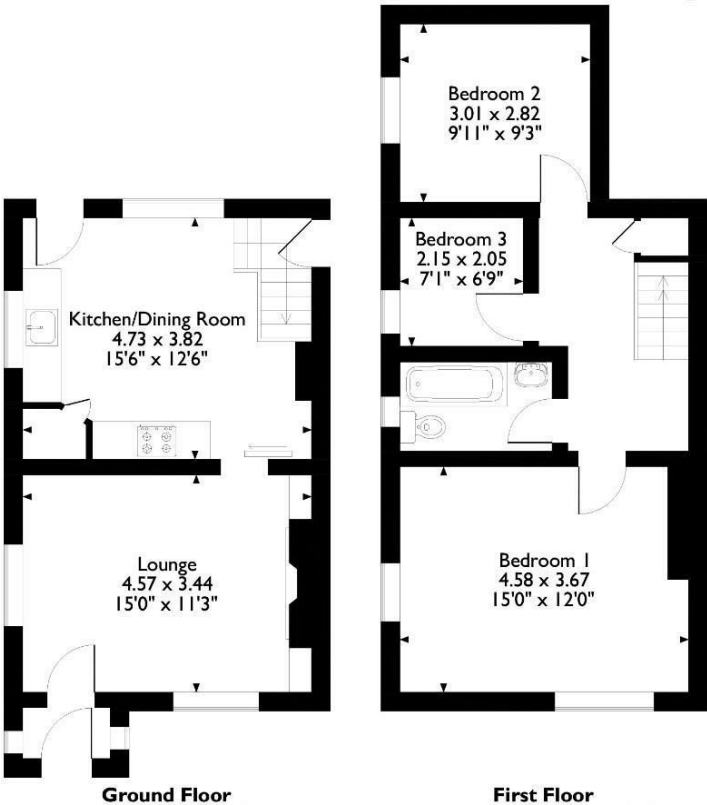


Terrain Map



Floor Plan

2 East View, Darley, Harrogate, HG3 2QF
Approximate Gross Internal Area
80 Sq M/862 Sq Ft

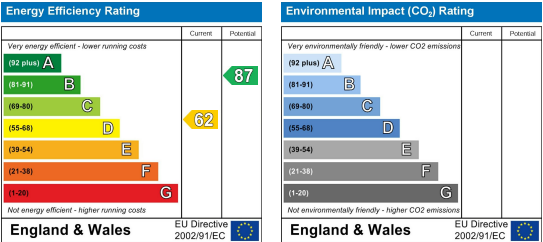


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.