



VERITY  
FREARSON

LINGMOOR, MAIN STREET, DARLEY, HG3 2QF

£550,000



# LINGMOOR, MAIN STREET,

*Darley, HG2 8BW*

**An impressive four-bedroom detached property offering well-presented accommodation of generous proportions throughout, with a large and attractive garden in this delightful position in the heart of the village.**

This superb property reveals spacious and flexible accommodation, with four good sized bedrooms, including a master bedroom on the ground floor with en-suite shower room, plus a kitchen, dining room, large sitting room and house bathroom. The property occupies a generous plot, with attractive gardens, double garage and patio.

Darley is a popular village situated in the heart of the beautiful Nidderdale countryside. The thriving spa town of Harrogate is approximately eight miles distant.



2 Reception Rooms · Kitchen · Conservatory

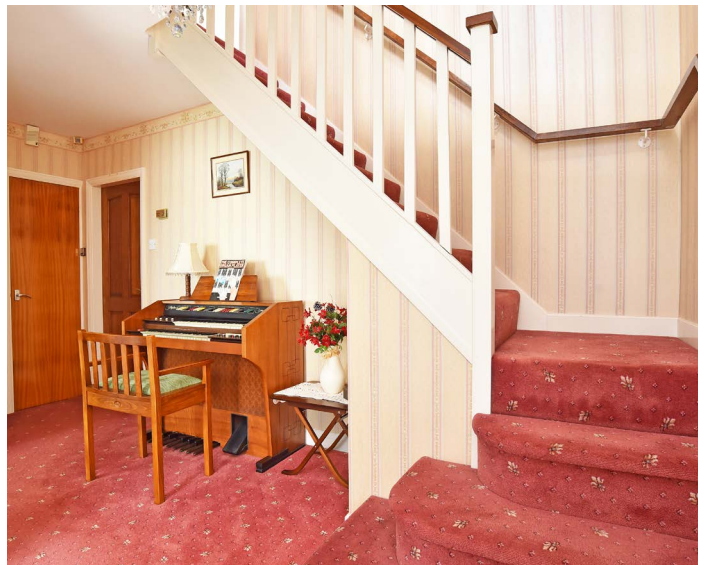
4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Double Garage · Large Plot With Lawned Garden And South-Facing Aspect













## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

A spacious reception hall with fitted cupboard.

#### SITTING ROOM

A spacious reception room with windows to front and rear. Glazed door leading to the garden. Stone fireplace with living-flame gas fire.

#### KITCHEN

With a range of wall and base units with space for appliances. Window to rear overlooking the garden and door to side.

#### DINING ROOM

A further reception room with glazed doors leading to a conservatory.

### CONSERVATORY

Providing a further sitting area with windows and glazed door overlooking the garden.

### BEDROOM 1

Double bedroom with window to front.

### EN-SUITE SHOWER ROOM

With WC, washbasin and shower. Window to side.

### FIRST FLOOR

#### BEDROOM 2

A large double bedroom with fitted wardrobes and window to front.

#### BEDROOM 3

A double bedroom with window to rear.

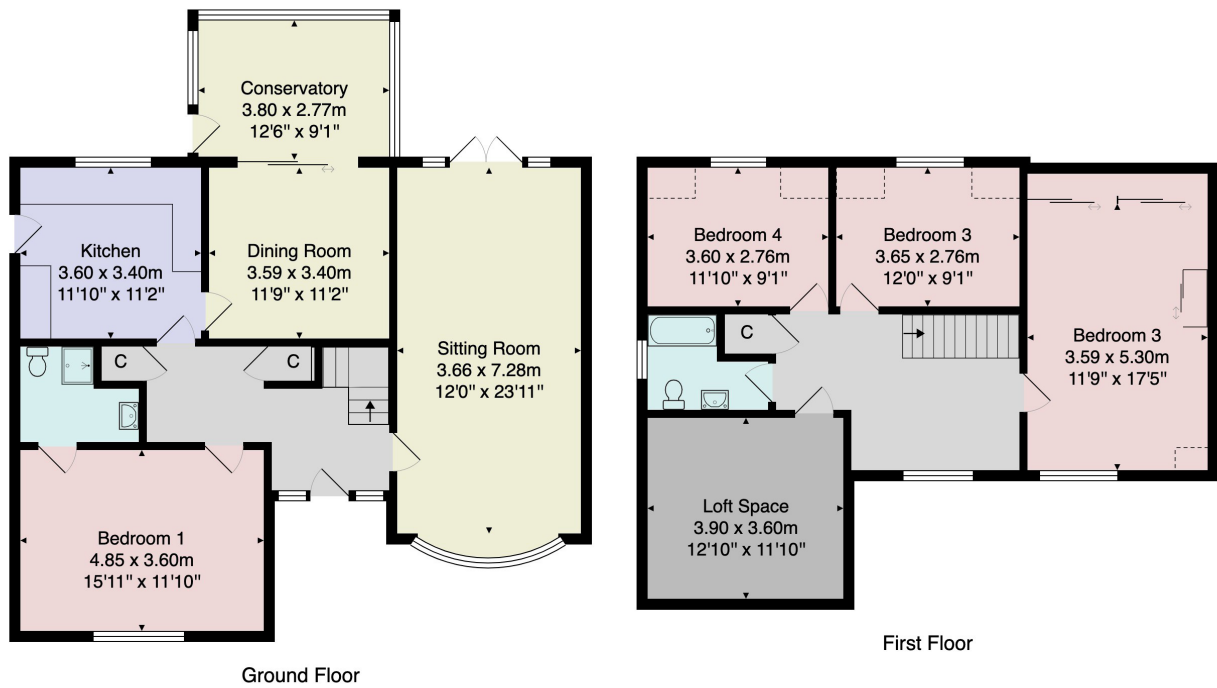
#### BEDROOM 4

A double bedroom with window to rear.

### BATHROOM

With WC, washbasin and bath with shower above. Window to side.

# FLOOR PLAN



Ground Floor

First Floor

Total Area: 162.3 m<sup>2</sup> ... 1747 ft<sup>2</sup> (excluding loft space)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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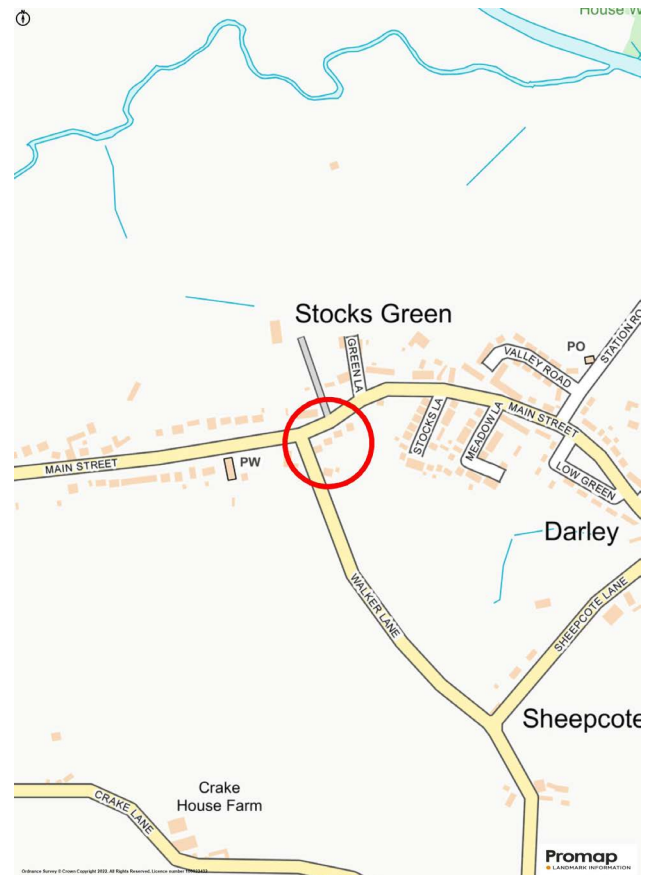
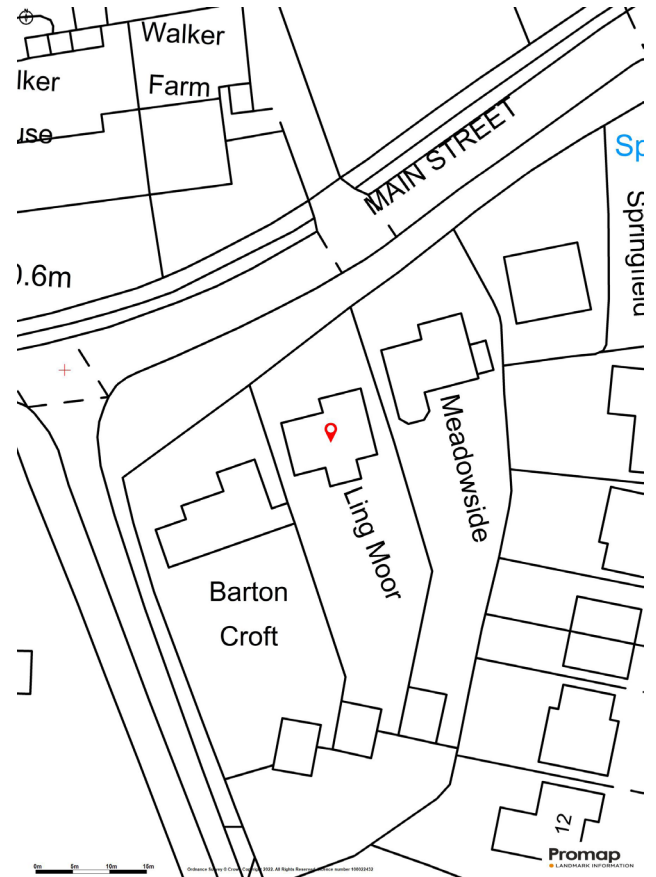
**Outside**

Vehicular access to the rear provides access to a parking area and a double garage which has light and power and electric doors. The property occupies a large plot and has an attractive lawned garden and paved sitting area enjoying a south-facing aspect.

**Services**

All mains services connected.

**Council Tax Band - G**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		49	79
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		59	79
England & Wales		EU Directive 2002/91/EC	

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