



Greenlea, Darley, Harrogate, North Yorkshire, HG3 2QB

£285,000

Guide Price

## Greenlea, Darley, Harrogate, North Yorkshire, HG3 2QB

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A three-bedroom semi-detached house with a large garden, enjoying a delightful position within the heart of this popular village overlooking the village green, with delightful views to the rear over the surrounding countryside.

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This spacious property now provides buyers with an opportunity to update and modernise the accommodation to suit their own requirements. The accommodation comprises two good sized reception rooms, fitted kitchen and downstairs WC. Upstairs, there are three large bedrooms and a bathroom. A particular feature of the property is the generous plot, having a good-sized lawned garden enjoying a delightful outlook over the surrounding countryside.

Darley is a popular Nidderdale village well served by the local amenities, which include school, shop and public house situated between Harrogate and Pateley Bridge. Greenlea enjoys a delightful position within the heart of the village overlooking the village green.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with bay window to front and gas fire.

### **DINING ROOM**

A further reception room with gas fire and fitted cupboards. Windows to rear and glazed door leads to the garden.

### **KITCHEN**

With a range of wall and base units and space for appliances.

### **CLOAKROOM**

With WC.

### **BEDROOMS**

There are three good-sized bedrooms.

### **BATHROOM**

With WC, washbasin and bath. Fitted cupboard.

### **OUTSIDE**

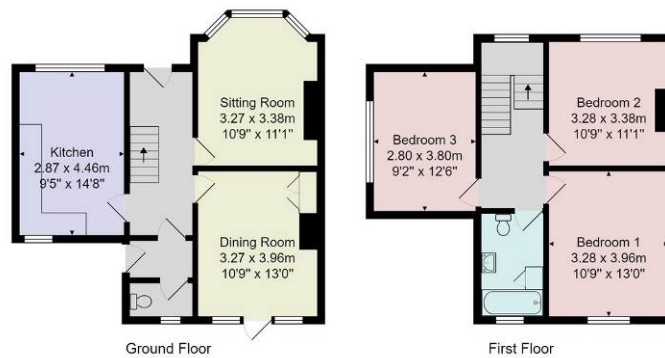
To the front of the property a drive provides parking. The property occupies a large plot and to the rear there is an attractive garden with lawn and fruit trees enjoying a stunning outlook over the surrounding countryside.

**Tenure** - Freehold

**Council Tax Band** - C

**EPC RATING** - TBC





Total Area: 101.8 m<sup>2</sup> ... 1095 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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