



2 East View, Darley, Harrogate, North Yorkshire, HG3 2QF

£275,000

Guide Price

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A beautifully presented end-of-terrace stone-built period cottage, situated in this delightful position with attractive views over the surrounding countryside.

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This characterful cottage dates back over 300 years but has been updated and modernised by the current owners to a high standard and has the benefit of new electrical wiring, boiler and heating system. The accommodation comprises a modern fitted kitchen with dining area together with a sitting room which has a wood-burning stove and access to the porch. On the first floor there are three bedrooms and a modern bathroom. The property is approached through the arch to its main entrance and there is an attractive garden with lawn and sitting area and off-road parking.

The property is situated within the heart of the popular village of Darley, well served by village amenities, which include a primary school, shop and pub, situated between Harrogate and Pateley Bridge.





## **GROUND FLOOR**

### **KITCHEN / DINING ROOM**

With dining area and window to front. The kitchen comprises a range of stylish fitted units with gas hob, integrated oven and space for appliances.

### **SITTING ROOM**

A spacious reception room with wood-burning stove and windows to two sides. Access to porch which leads to the garden.

## **FIRST FLOOR**

### **LANDING**

With a useful storage cupboard.

### **BEDROOM 1**

A large double bedroom. Windows to two sides.

### **BEDROOM 2**

A further double bedroom.

### **BEDROOM 3**

A further bedroom with window.

### **BATHROOM**

A white modern suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail. Tiled walls and floor.



## **OUTSIDE**

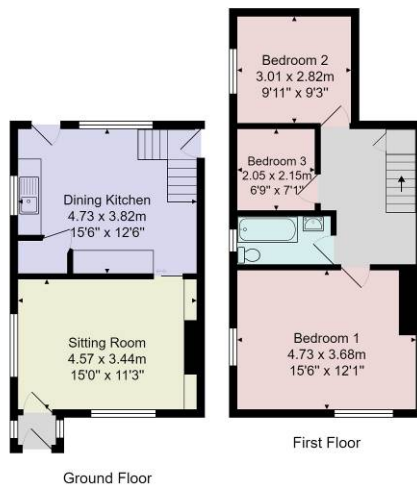
The property has the advantage of an attractive garden with lawn and planted borders. Useful outside store. Off-street parking.



**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 80.1 m<sup>2</sup> ... 862 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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