



SOUTHFIELD VIEW, NIDD LANE

DARLEY, HARROGATE HG3 2PS

AN ATTRACTIVE THREE BEDROOM STONE BUILT DETACHED HOUSE OCCUPYING A SUPERB POSITION ON THE EDGE OF THE VILLAGE WITH OUTSTANDING LONG DISTANCE VIEWS OVER OPEN COUNTRYSIDE PROVIDING VERY WELL PRESENTED AND NEUTRALLY DECORATED ACCOMMODATION WITH GAS FIRED CENTRAL HEATING AND SEALED UNIT DOUBLE GLAZING WHILST BEING SET IN EASILY MAINTAINED GROUNDS.

RENT: £1,250 pcm EPC - C

TO LET ON AN ASSURED SHORTHOLD TENANCY



LOCATION

The property is located on the edge of the village of Darley being approximately 8 miles from Harrogate, 11 miles from Otley and 6 miles from Pateley Bridge.

The village of Darley offers a primary school, village store/post office and public house.

DESCRIPTION

An attractive three-bedroom stone-built detached house occupying a superb position on the edge of the village having outstanding long-distance views over open countryside providing very well presented and neutrally decorated accommodation with gas-fired central heating and sealed unit double glazing.

ACCOMMODATION

Entrance Hall 15'8 x 5'4 (4.78m x 1.63m)
Radiator. Cupboard under stairs. Stairs leading to first floor.

Lounge 17'7 x 10'3 (5.36m x 3.12m)
Stone fireplace with fitted coal effect gas fire. Radiator. Window to front elevation. Two windows to side elevation, one with lovely views.

Kitchen/Diner 11'3 x 11'3 (3.43m x 3.43m)
Range of oak effect base and wall units with granite effect work surfaces incorporating stainless steel sink unit. Integrated fridge. Integrated dishwasher. Diplomat gas hob. Diplomat 920 double electric oven.

Study 6'4 x 5'5 (1.93m x 1.65m)
Radiator.

Utility Room 6'4 x 5'4 (1.93m x 1.63m)
Plumbing for washing machine. Three fitted wall units. Radiator.

Cloakroom 5'11 x 5'4 (1.80m x 1.63m)
Low level WC, pedestal wash hand basin. Radiator.

First Floor

Master Bedroom 13'7 max x 11'8 max (4.14m max x 3.56m max)

With windows to front and side elevation. Fitted wall shelves with curtained front. Radiator.

Ensuite Shower Room 7'4 x 6'0 (2.24m x 1.83m)
Shower cubicle. Pedestal wash hand basin, low level WC. Partly tiled walls. Fitted wall shelves. Radiator.

Front Bedroom 11'3 x 7'11 (3.43m x 2.41m)
Built-in wardrobe with folding doors. Radiator.

Rear Bedroom 11'3 x 7'10 (3.43m x 2.39m)
Built-in wardrobe with folding doors. Radiator.

House Bathroom 8'4 x 5'8 (2.54m x 1.73m)
Three-piece suite comprising bath with electric shower over, pedestal wash hand basin and low level WC. Mainly tiled walls. Radiator.

OUTSIDE

Attached Garage 17'7 x 10'3 (5.36m x 3.12m)
With hand door from kitchen. Wall mounted GloWorm gas fired central heating boiler. Enclosed side courtyard with parking space beyond.

ADDITIONAL INFORMATION

Terms of Tenancy

The property is available to let unfurnished on an Assured Shorthold Tenancy for a period of 12 months at a rent of £1,250 per calendar month payable in advance.

A Bond of one month's rent plus £100 will be payable.

The Tenant will be responsible for the costs of gas, electricity, water, sewerage charges and Council Tax.

Viewing

Strictly by appointment only with the Letting Agents, Lister Haigh on 01423 860322.



SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

John Haigh (Knaresborough Office) on **01423 860322**

Giles Chaplin (Knaresborough Office) on **01423 860322**

Charlie Cowen (Knaresborough Office) on **01423 860322**

Debbie Matthewman (Knaresborough Office) on **01423 860322**

VALUATIONS

Our team of Chartered Surveyors can carry out formal valuations for a variety of purposes:

- Inheritance Tax
- Tax Planning
- Insurance
- Dispute Resolution

Residential, Agricultural, Commercial, Development



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