



VERITY  
FREARSON

THE HAINING, DACRE BANKS, HARROGATE, HG3 4EW

OFFERS OVER £450,000

# THE HAINING,

*Dacre Banks, Harrogate, HG3 4EW*

**A stunning four-bedroom link-detached property which has been skilfully extended and developed to now reveal very generous and stylish accommodation arranged over two floors.**

This superb family home is situated in the heart of the popular village of Dacre Banks, surrounded by open countryside in an Area of Outstanding Natural Beauty, and well served by the amenities of other villages, including Summerbridge, Pateley Bridge, Darley, Birstwith and a short drive to Harrogate town centre. An internal viewing is essential to appreciate the overall scale and size of this beautiful home.



Living Room · Family Room / Bedroom 4 · Living Kitchen · WC · Balcony

3 Bedrooms · Bathroom

Off-Road Parking · Generous Lawned Gardens







## ACCOMMODATION

The well-appointed accommodation, which benefits from gas central heating, double glazing and modern bathroom and kitchen fittings, comprises -

### FIRST FLOOR

Entrance porch, entrance hall, cloakroom and steps leading to the ground floor. A particular feature of the property is the very good-sized dining kitchen, which incorporates fitted appliances, granite work surfaces and a tiled floor.

There is a generous dual aspect lounge with log-burner and a superb decked balcony with elevated views over open countryside, together with a family room / bedroom 4 with windows to front and rear.

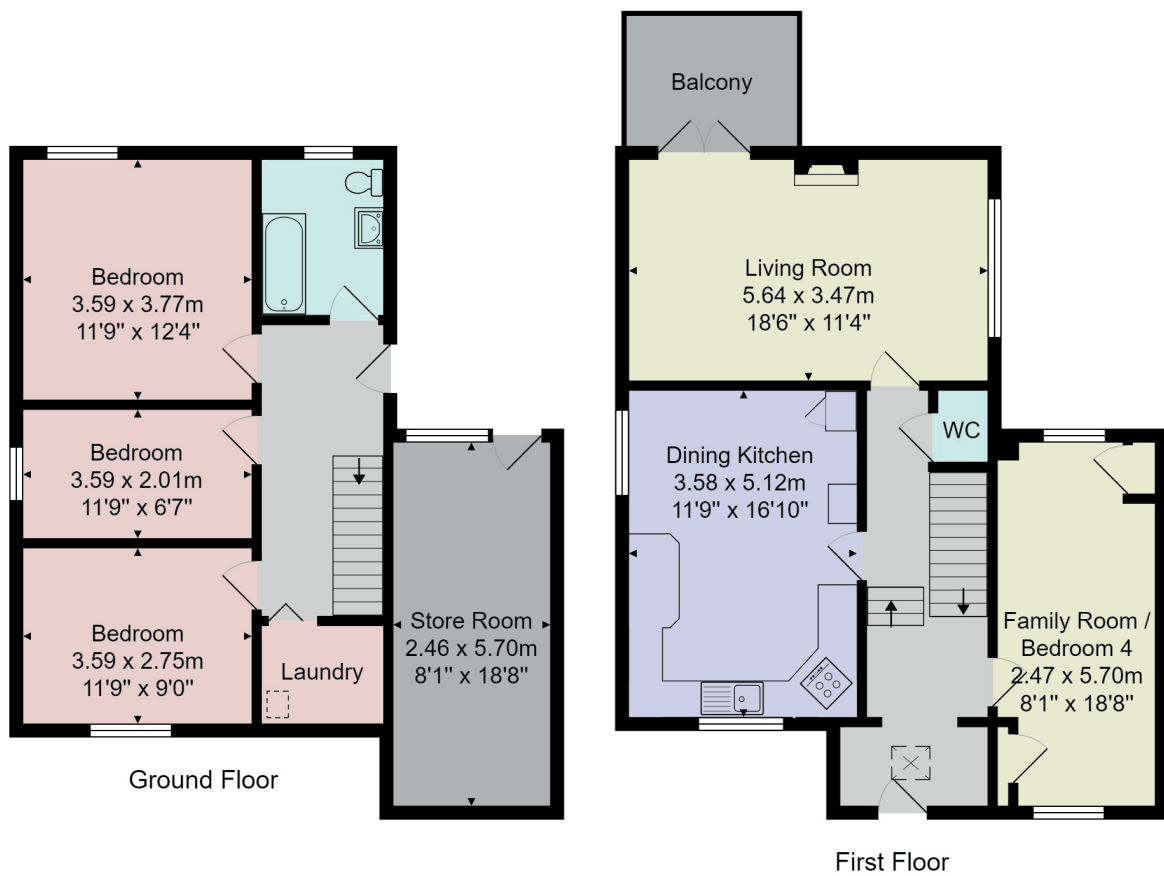
### GROUND FLOOR

There are three good-sized bedrooms and a stylish bathroom incorporating a white suite, Harvey George vanity unit and modern Lapidia tiling.

There is a useful laundry room and understairs smart storage system.

A side entrance door leads to the garden and provides access to an integral storage room.

# FLOOR PLAN



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

A driveway provides off-road parking. The property benefits from superb wrap round gardens to the side, rear and front which incorporate lawns, good sized terrace and planted borders.

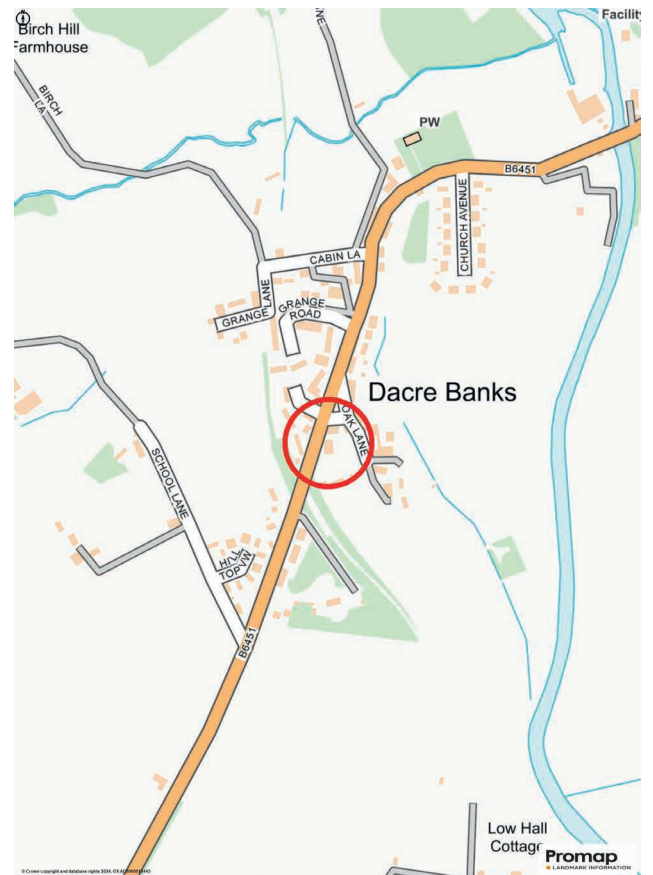
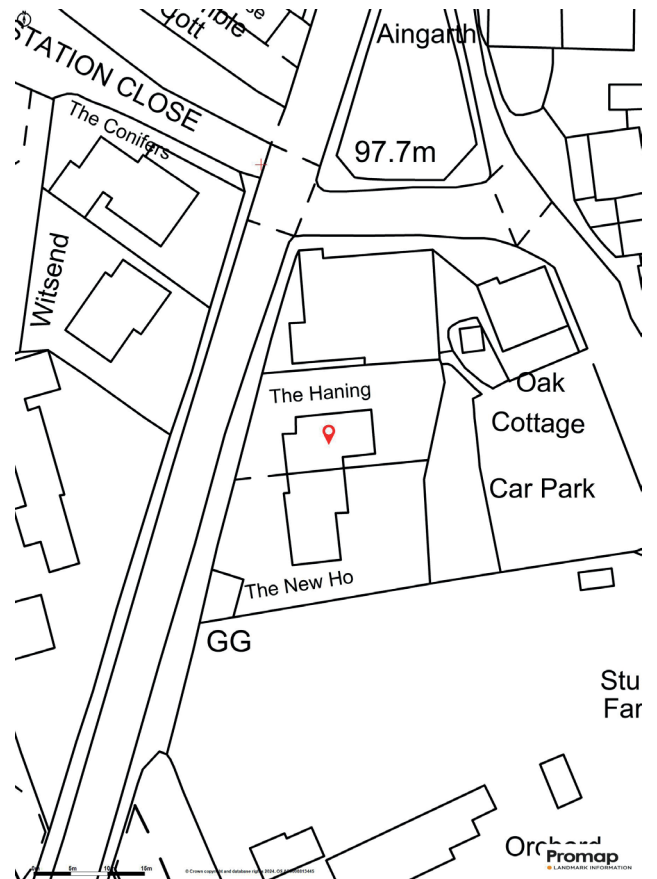
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	64	78
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

sales@verityfearson.co.uk  
verityfearson.co.uk





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