



6 Nidd Orchard, Darley, Harrogate, North Yorkshire, HG3 2PE

£425,000

Guide Price

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A spacious three-bedroom detached bungalow with a good-sized and attractive gardens enjoying an attractive position in the heart of this popular village.

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The accommodation currently provides a sitting room, separate dining room, kitchen, three bedrooms, modern bathroom, and en-suite shower room. A drive provides parking and leads to a double garage with electric doors and there are good-sized gardens to the front and rear.

Darley is a popular village situated in the beautiful Nidderdale countryside well served by village amenities and convenient for driving to the nearby towns of Harrogate or Pateley Bridge. Offered for sale with no onward chain.





### **ENTRANCE PORCH**

Leads to –

### **RECEPTION HALL**

A spacious reception hall with useful storage cupboards.

### **LIVING / DINING ROOM**

A spacious reception room with feature fireplace and living-flame gas fire. Opening to the dining room which provides a dining area and has glazed sliding doors leading to the garden.

### **KITCHEN**

With a range of fitted wall and base units with worktop and sink. Space and plumbing for appliances.

### **BEDROOMS**

There are three good-sized bedrooms, including the main bedroom which has fitted wardrobes and an en-suite shower room.

### **EN-SUITE SHOWER ROOM**

A modern white suite comprising WC, washbasin and large shower.

### **BATHROOM**

A modern white suite comprising WC, washbasin, and bath with shower above.

### **OUTSIDE**

A driveway provides parking and leads to a double garage with electric doors. To the rear of the property there is an attractive garden with lawn, planted borders and paved sitting area, enjoying a delightful open aspect.

**Tenure** - Freehold

**Council Tax Band** - F





Total Area: 135.9 m<sup>2</sup> ... 1463 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk