



2 Prospect Row, Darley, Harrogate, North Yorkshire, HG3 2PZ

£325,000

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A spacious and well-presented three-bedroom middle-of-terrace village property with parking, situated in this delightful village position well served by village amenities.

This excellent home is appointed to a high standard and the accommodation comprises two reception rooms, a stylish fitted kitchen, downstairs additional bathroom, three good-sized bedrooms, study area and modern shower room. There is a small garden as well as a drive which provides parking.

This beautifully presented property enjoys attractive views of the surrounding countryside and benefits from the village amenities, which include a local primary school, local shop, village green, play park / playing fields and pub.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A large reception room with wood-burning stove set within an attractive fireplace with fitted cupboards. Open plan to dining room.

DINING ROOM

A further reception room providing a spacious dining area.

KITCHEN

With a range of quality fitted units with gas, hob, integrated oven, and appliances.

BATHROOM

A useful and good-sized downstairs bathroom with WC, washbasin and bath.



FIRST FLOOR BEDROOMS

There are three very good-sized bedrooms on the first floor.

STUDY AREA

Providing a useful workspace.

SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and a large walk-in shower. Heated towel rail.



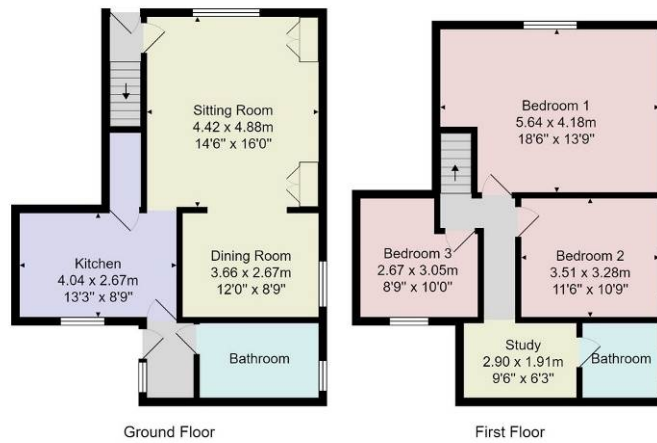
OUTSIDE

At the rear of the property there is a parking space, room for storage shed and a small outside sitting area.

Tenure - Freehold

Council Tax Band - C





Ground Floor

First Floor

Total Area: 115.2 m² ... 1240 ft²

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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Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			