



DARLEY

GUIDE PRICE £850,000

NORTH  
RESIDENTIAL



# A spacious, stone built six bedroom property situated in the popular village of Darley.

Located on a private road, which provides access to only a handful of properties. Situated within a desirable corner plot with a mature garden and ample parking courtesy of the block paved driveway.

Boasting a spacious open plan kitchen dining area as well as a warm and welcoming living room, plus an additional family room. The property feels modern and airy throughout and features six bedrooms as well as two bathrooms and two W/C's.



**Tenure** Freehold  
**Local Authority** North Yorkshire  
**Council Tax Band** G  
**EPC Rating** C









# Property Description

The property in brief comprises, a welcoming entrance hall.

Located off the entrance hall there is a well-proportioned living room, leading through to the family room which is flooded with an abundance of natural light. French doors open out into the well-manicured, peaceful garden.

Completing the ground floor is a sizeable, open plan, kitchen / dining room, fitted with two tone, modern shaker style cabinetry and a central island unit with breakfast bar. There is also a practical utility room alongside a separate W/C.

To the first floor there are four good size double bedrooms, the master housing an ensuite. The other three serviced by the contemporary house bathroom.

The fifth and sixth bedrooms are located on the second floor as well as a further W/C.









## Outside

To the rear of the property is an extensive, beautifully maintained garden which benefits from a high degree of privacy.

To the front there is driveway parking for numerous vehicles and access into the garage. There is also gated access to the rear garden.

## Location

The charming Nidderdale village of Darley offers a village shop, sports field, public house and primary school. The property is a short drive from the spa town of Harrogate and the popular Dales town of Pateley Bridge. Both towns offer a varied selection of restaurants, cafes, shops and facilities, plus further schooling for primary and secondary ages. The surrounding areas boast some of Britain's most idyllic, tranquil countryside settings.

## Services

We are informed that the property is connected to mains water, electricity, and drainage. An air source heat pump is installed.









Approximate Area = 3011 sq ft / 279.7 sq m

Garage = 263 sq ft / 24.4 sq m

Total = 3274 sq ft / 304.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rdhcecon 2024. Produced for North Residential. REF: 1179726

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated August 2024.

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