



Springfield House, 4 West View, Dacre Banks, HG3 4EH

£299,950

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A well-presented three-bedroom stone-built house situated in the popular Nidderdale village of Dacre Banks.

Dacre Banks is a well-regarded and idyllic village offering a village shop, doctor's surgery, public house and a range of sporting facilities including tennis, bowls, cricket and football. The village is well placed for a selection of primary and secondary schools, with regular bus services to Pateley Bridge and Harrogate. The nearby A59 provides excellent access to Harrogate, Skipton and Leeds, while the surrounding Area of Outstanding Natural Beauty offers an abundance of scenic walks directly from the doorstep.

The property is offered with no onward chain due to a reluctant sale prompted by emigration and is available with the option to purchase fully furnished, making it a true turn-key opportunity. Early viewing is highly recommended.





This delightful home has been tastefully renovated to a high standard to provide modern accommodation while retaining traditional character. The accommodation comprises - ground floor opens into a light entrance hall finished in neutral tones, featuring attractive wood flooring, decorative panelling and a staircase rising to the first floor. The hallway also benefits from useful under-stairs storage and sets the tone for the quality of accommodation throughout.

The sitting room is beautifully presented and enjoys an abundance of natural light from dual front-facing windows. The room features attractive wood flooring, decorative wall panelling and a real fire set within an upgraded fireplace, creating a warm and inviting focal point. An impressive stone archway provides an open aspect through to the dining room, enhancing the sense of space and flow.

The dining room is an excellent size and retains a wealth of character, including exposed timber ceiling beams, stone flooring and an original stone fireplace recess. The room offers ample space for a family dining table and is ideal for both everyday living and entertaining, whilst maintaining a strong connection to the sitting room.

The kitchen is fitted with a high-quality range of cream Shaker-style units complemented by granite work surfaces and tiled splashbacks. The kitchen is well equipped with a range of integrated and freestanding appliances including a gas hob with extractor hood, integrated oven, microwave and plate warmer, along with space for an American-style fridge / freezer. Recessed ceiling lighting and a window providing natural light complete this practical and stylish space.

Beyond the kitchen is a deceptively spacious utility room, incorporating pantry storage and housing upgraded washer and dryer appliances, along with a useful downstairs WC. A stable door provides access to the rear of the property.

To the first floor are three well-proportioned double bedrooms, all presented in excellent decorative order. The bedrooms benefit from exposed timber beams, wood flooring and neutral finishes, creating calm and comfortable spaces suitable for a range of uses including guest accommodation or home working.

The family bathroom is spacious and well appointed, finished with quality tiling and a contemporary suite comprising a panelled bath with glazed shower screen, wash hand basin set within a vanity unit, low level WC and integrated storage. Recessed lighting and a window providing natural light complete the space.

There is also additional storage on the first floor with access via a drop-down ladder to a fully boarded and insulated loft.

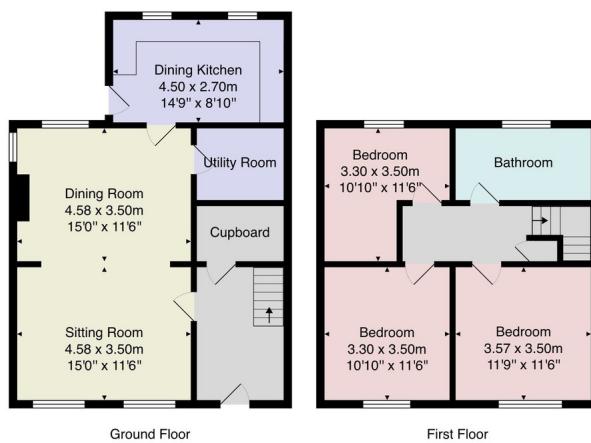
OUTSIDE

To the rear of the property is a flagged patio and yard area offering a private, low-maintenance outdoor space ideal for seating, outdoor storage or container planting.

AGENT'S NOTES

Further upgrades include a newly installed boiler ensuring reliable heating and improved energy efficiency, along with newly installed rear fencing providing a secure and private outdoor space.





Total Area: 113.5 m² ... 1222 ft²

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