



TOTAL APPROX. FLOOR AREA 916 SQ.FT. (85.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2019



**FOGFIELD COTTAGE, LOW LANE
DARLEY, HG3 2QN**

£800 PCM

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

UNFURNISHED

A beautifully presented modernised stone built dales cottage, with fabulous views, forming part of a working farm environment.

The property has the benefit of double glazing, exposed beams, stone flagged floors to the downstairs, underfloor heating and quality fixtures and fittings throughout.

The accommodation briefly comprises: large living room with wood burning stove, leading to a beautifully fitted breakfast kitchen with an excellent range of wall mounted cupboards, base units and drawers with granite work surfaces, freestanding fridge/freezer, integrated washing machine, dishwasher and range cooker and a conservatory.

To the first floor is a large double bedroom with en-suite shower room, second double bedroom with fitted wardrobes, luxury house bathroom with claw and ball foot bath, study landing and large boarded loft with ladder from first floor.

To the front of the property are cottage gardens with a flagged pathway and to the rear of the property is a small courtyard area. There is allocated parking for one vehicle to the front of the property.

- 2 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Available Now
- £923.08 Returnable Bond
- No Smokers/Pets
- Council Tax: B - £1,538.24

DIRECTIONS - HG3 2QN
From Harrogate take the A61 and take the first exit on the roundabout onto the A59. Continue straight on at the next roundabout. At the crossroads turn right onto the B6451, turn left onto Low Lane and the property is on the right.



EPC RATING: D

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	66	(55-68) D	
(39-54) E		(39-54) E	49
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

APPROXIMATE DISTANCES	
Harrogate Town Centre	10 miles
Railway Station	10 miles
Bus Route	0.8 miles
Airport	14.2 miles