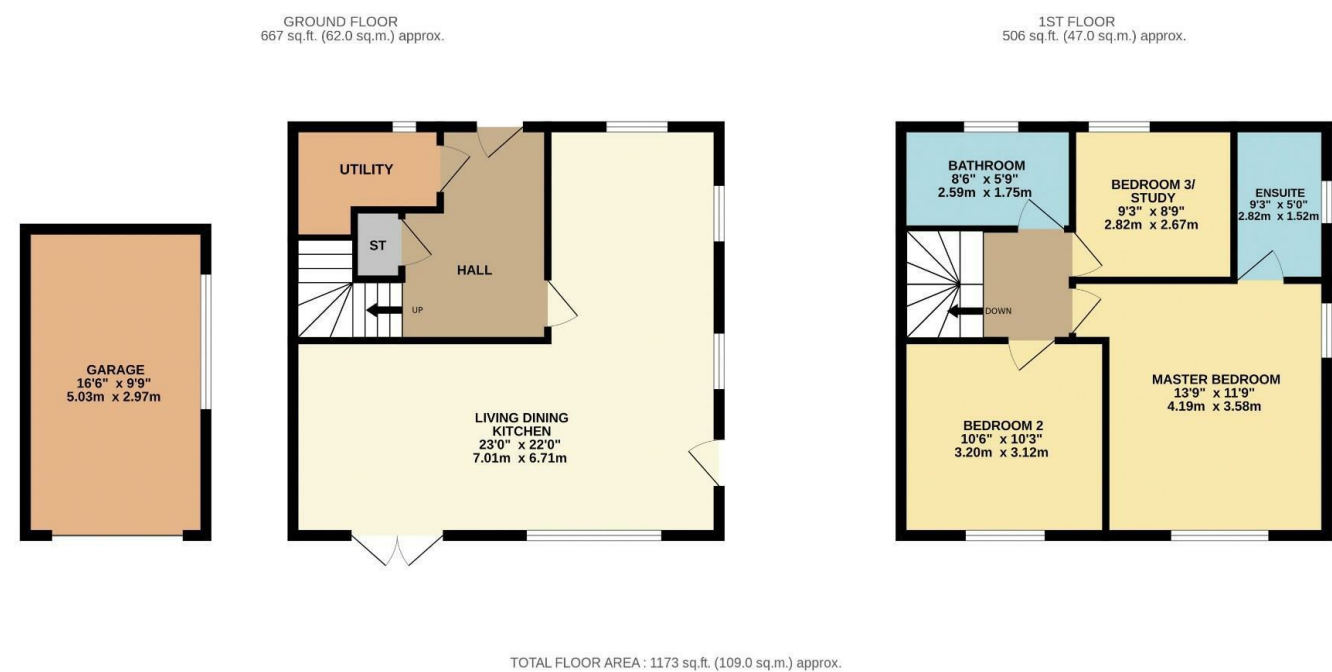
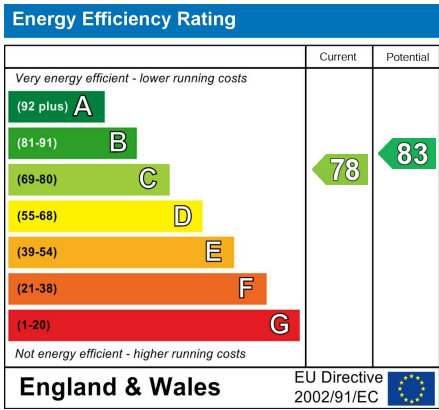


Floor Plan



Energy Performance Certificate



Directions

Proceed from the A59 down into the village of Darley. At the Wellington Inn turn right onto Main Street and proceed towards Stocks Green turning left onto Green lane where the property is easily found close to the bottom on the left-hand side

Council Tax Band D Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£495,000

Sycamore Cottage, Green Lane, Darley, North Yorkshire, HG3 2QG 3 Bedroom House - Attached

****PROCEEDABLE VIEWERS ONLY****
A charming three bedroomed double fronted attached house located in a quiet backwater in this ever popular Lower Nidderdale village. Internal inspection strongly recommended.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

With mains gas fired central heating and sealed unit double glazed windows the property briefly comprises; Reception hall, guest cloakroom/utility room with a three year-old Worcester Bosch boiler. The boiler has been serviced annually. The open plan lounge has double opening doors to the rear gardens. The open plan area features a dining area and also breakfast bar that nicely separates the kitchen which has a good range of eye and base cupboards, four ring gas hob, fan assisted electric oven, stainless steel sink unit, Smeg dishwasher and a Hisense integrated fridge.

A return staircase provides access to the landing where there is a pulldown ladder providing steps up into the loft which is insulated and boarded in the central section. There is a spacious Master bedroom which offers views to 2 sides and the one from the rear is particularly striking with long-distance countryside views.

There is a luxury ensuite shower room with underfloor heating, two further bedrooms one of which is currently utilised as a study. House bathroom with shower over the bath.

Approached down Green Lane (which is off Stocks Green on the Main Street) a five bar timber gate provides gravelled hardstanding that leads to a single detached garage 16'6 x 9'9 with an up and over entrance door plus electric light and power.

There is also additional parking to the front of the property.

At the rear and forming a main feature of this delightful home is south to west facing low maintenance garden that features both a patio and a shaped Lawn with low maintenance borders. Water tap and garden shed.

Darley is a popular village that features a primary school, village shop, cricket club popular public house which serves excellent food and is on a bus route to Harrogate and Pateley Bridge. Nearby there are excellent public footpaths and walks that offer access around the village and connect into the Nidderdale Way adjacent to the river Nidd.

