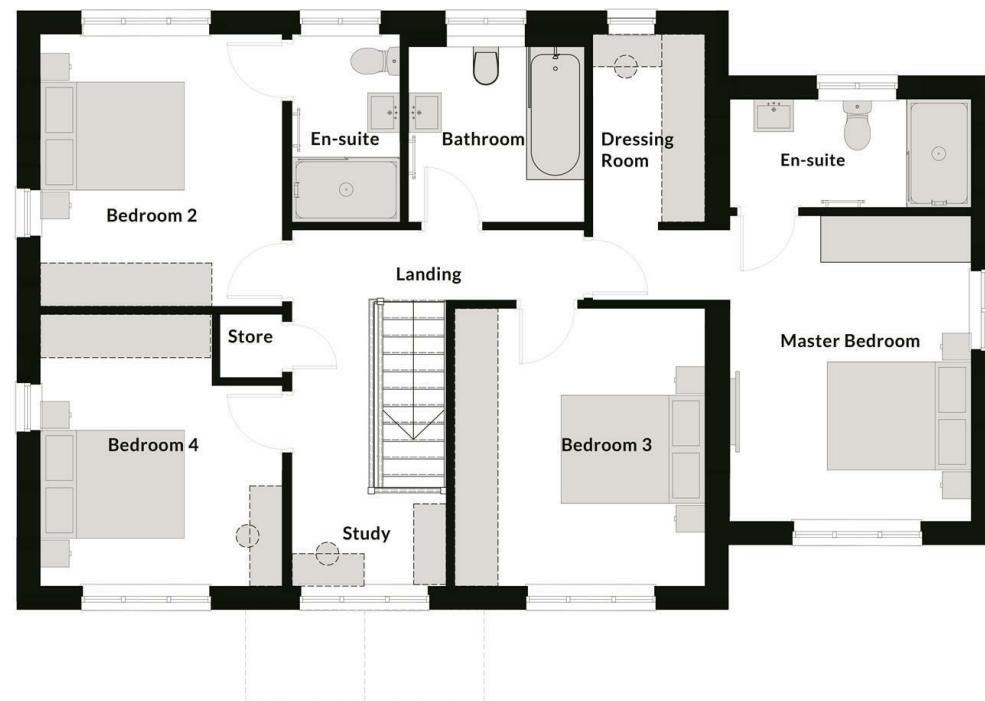
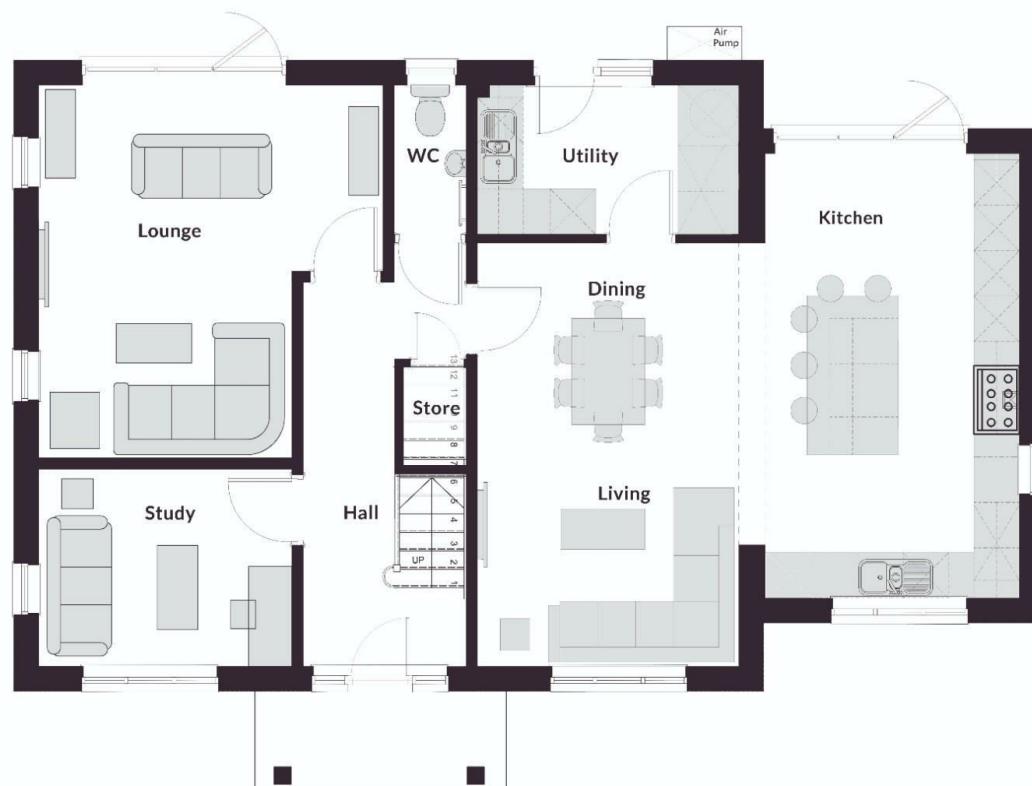


## Floor Plan



**£1,174,999**

Plot 5 Dalesview, Clint Bank, Burnt Yates, Harrogate, HG3 3DW

4 Bedroom House - Detached

***The Marmion is the premium plot at the Dalesview site, a four double bedroom detached family home occupying a large and privately positioned plot at the head of the development with spacious living accommodation, private electric gates, a detached double garage and stunning far reaching views of Nidderdale.***

### 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.

**HOPKINSONS**  
ESTATE HAGENTS

16 Princes Street, Harrogate, HG1 1NH  
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## Description

The living accommodation comprises spacious entrance hall at the heart of the home and leading to the lounge, snug, downstairs w/c and a stunning open plan living kitchen with windows to three sides and bi folding doors leading to the patio area. The kitchen includes 20mm Silestone worktops, integrated AEG appliances including double oven, microwave, full height fridge and freezer, dishwasher, under counter wine cooler and washing machine. There is a separate utility room with a door leading out onto the rear garden.

On the first floor the landing leads to the Master bedroom suite with ensuite bathroom and walk in dressing room, second double bedroom with ensuite shower room, two further double bedrooms and a spacious house bathroom. The bathroom and ensuites all have half height Porcelanosa wall tiles (full height to shower walls) and Porcelanosa floor tiles throughout. They also have Ideal Standard wall hung vanity units and basins, chrome towel radiators and contemporary white sanitary ware.

Outside to the front of the property you access the property via a shared driveway which then leads to the electric entrance gates opening onto a block paved driveway leading to the double garage with electric remote controlled doors. There are lawn areas to front and rear with access round either sides of the property leading to the rear garden. At the rear there are stunning views to be enjoyed from an elevated patio area which is ideal for entertaining which also overlooks a large lawned garden. There is also a hot and cold feed outdoor tap.

### Key features:

- An exceptional 4-bedroom detached family home
- 10-year structural warranty with Premier Guarantee
- Air source heat pump, PV panels & EV car charging point
- BT Ultrafast Full Fibre broadband to all properties
- Dual keypad intruder alarm to dwelling and garage
- Myson Touch2 WiFi Programmable room thermostats
- Underfloor heating throughout the ground floor
- Detached double garage

Dalesview is located in the picturesque village of Clint, Nidderdale, North Yorkshire. Benefitting from a stunning position on the fringe of open countryside, this idyllic destination is conveniently close to the delightful Burnt Yates, Birstwith, and Ripley. Clint is easily accessed via major roadways and is only a short drive away from Harrogate, a Victorian spa town and rural district that contains the medieval city of Ripon, a designated area of outstanding natural beauty and four charming but very different market towns; Boroughbridge, Knaresborough, Masham and Pateley Bridge.

Dalesview is a bespoke selection of only 8 new high-quality properties, comprising 3, 4, and 5 bedroom homes designed to provide the ultimate living experience. Encompassing Rouse Homes's superb specification, Dalesview is a testament to Rouse Homes's exceptional standards and quality.

The development is conveniently placed, being located just a mile away from the 'Outstanding' Ofsted-rated Hampsthwaite Church of England Primary School with an array of facilities within Clint and the surrounding area, and having access to major transport links.

**DIRECTIONS:** Proceed out of Harrogate towards Ripley and follow the road towards Pateley Bridge on the B6265. Proceed up Bedlam Bank and towards Burnt Yates. At the crossroads turn left onto Clint Bank where Dalesview is found on your left hand side.

