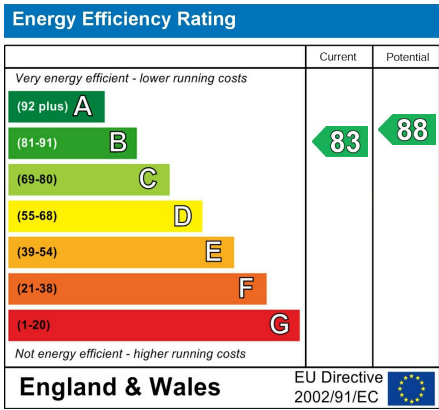


Energy Performance Certificate



Directions

Proceed from the A59 toward Pateley Bridge passing through Darley heading toward Summerbridge. On entering Dacre Banks Church Avenue is a turning to the right where the property is easily found as the first property on the left hand side.

Council Tax Band F 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.



£425,000

Birch Croft, 1 Church Avenue, Dacre Banks, Harrogate, North Yorkshire, HG3 4EB

3 Bedroom Bungalow - Detached

A very well presented extended three bedroomed detached bungalow offering spacious living accommodation and benefitting from a superb corner plot with lovely well maintained gardens situated at the head of a cul de sac in the ever popular village of Dacre Banks.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

The living accommodation comprises; Spacious entrance porch with entrance vestibule with cloaks cupboard. spacious lounge with feature fireplace housing the wood burning stove, modern dining kitchen with integrated appliances and double doors to an impressive conservatory which over looks the enclosed feature gardens.

Master bedroom with en suite, two further good sized bedrooms and house bathroom with separate bath, walk in shower, w/c and hand basin.

Outside there are double opening gates that lead to ample tarmac hard standing. Detached double garage with remotely controlled up and over entrance door. The gardens offer a shaped lawn with well stocked flower bed borders, plants, greenhouse, patio area.

Ideally placed for those who require village life and local amenities in this delightful Nidderdale position. Nearby there are the villages of Darley and Summerbridge and beyond Pateley Bridge and Harrogate.

Internal inspection strongly recommended.

