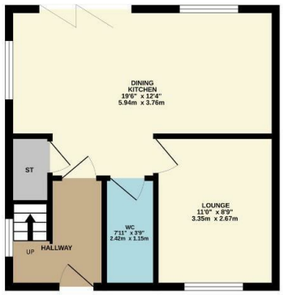
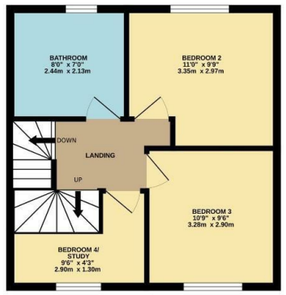
Floor Plan

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



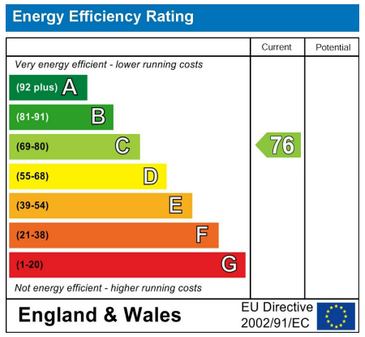
1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR
382 sq.ft. (35.5 sq.m.) approx.

TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.

Energy Performance Certificate



Directions

Council Tax Band E 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.

£390,000

The Forge Church View, Dacre Banks, HG3 4ED

4 Bedroom House - Semi-Detached

A beautiful newly constructed three storey semi detached house featuring high-quality fixture and fittings with stunning countryside views to the rear.

No chain involved.

HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With state of the art fittings the property has new composite double glazed windows, gas fired central heating with underfloor heating to the ground floor, radiators to the first and second floor plus the addition of an inbuilt 7 kW Solar panel system.

Built by local craftsman the accommodation features; A spacious reception hall, useful under stairs store housing and an Ideal gas fire central heating boiler. There is wide disabled access to a luxury ground floor cloakroom.

The lounge offers windows overlooking the fore garden.

A main feature of this beautiful home is it's full width dining kitchen that incorporates not only a stunning Nidderdale countryside view but also a dining area with bifold doors and a luxury kitchen with integrated stylish base and eye soft close cupboards with a fridge freezer, washer dryer, four ring induction hob with extractor fan over.
At first floor there are two double bedrooms and a luxury house bathroom with a shower bath with chrome shower over.

A useful additional feature is the nursery bedroom4/ study to the front of the property.

A staircase leads to the second floor where there is a Master bedroom with integrated storage areas and a luxury bespoke ensuite shower room.

The outside has been designed to make the most of low maintenance flat walkways and patio that enjoy a stunning view at the rear across countryside. Additionally there are two private off-street parking spaces.

Internal inspection strongly recommended.

Dacre Banks is a very popular Nidderdale village that features a doctors surgery, village shop and public house. It stands between the villages of Darley and Summerbridge both of which feature a primary school and a bus service.