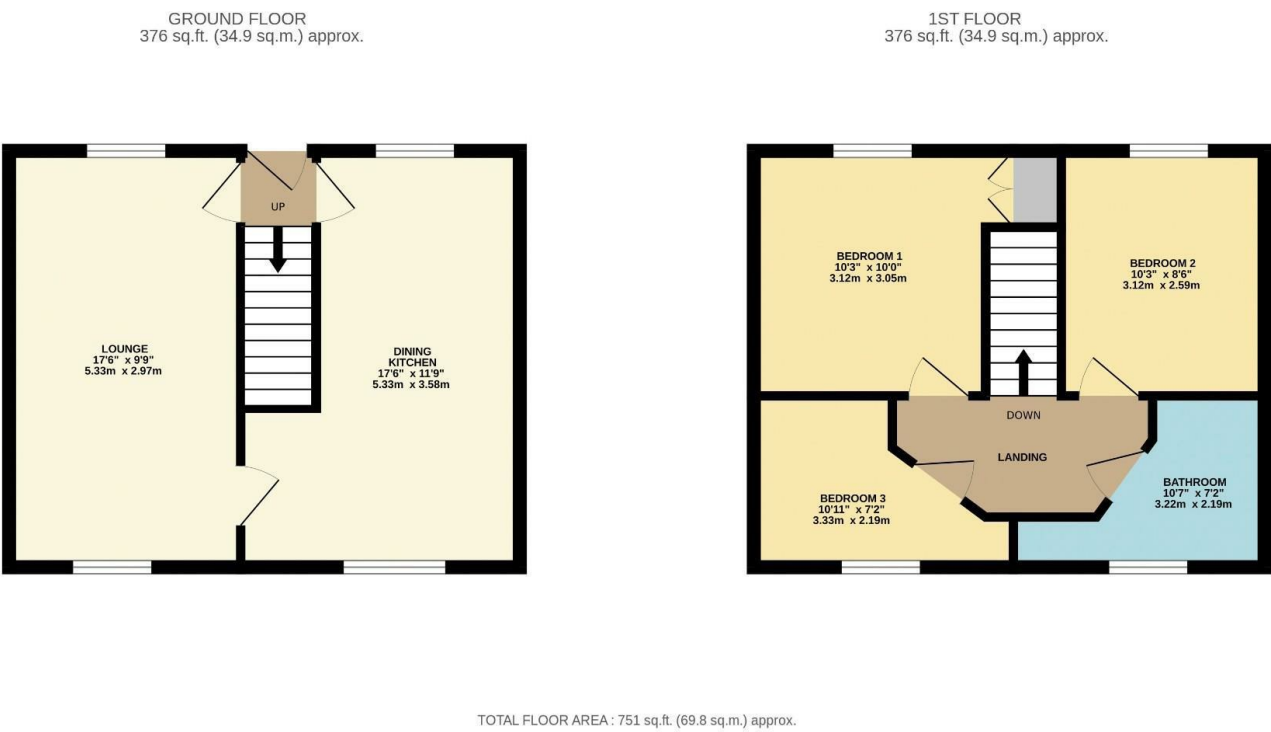
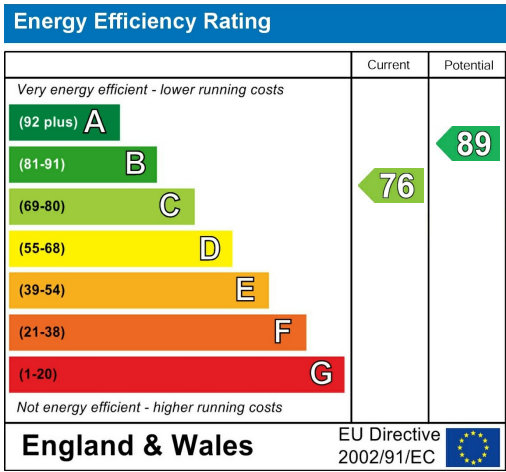


Floor Plan



Energy Performance Certificates



Directions

Proceed out of Harrogate along the A 59 and take the turning to Darley and Summerbridge. When dropping down into the village of Dacre the property is easily found on the left-hand side clearly marked by a Hopkinson for sale board.

Council Tax Band    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.



£375,000

Church Hill Cottage Dacre Banks, HG3 4ED

3 Bedroom Cottage - Terraced

**Church Hill House is a beautifully refurbished stone three bedroomed semi detached character cottage located in the ever popular pretty Nidderdale village of Dacre . No chain involved.**



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

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Description

With gas fine central heating and new composite double glazed low maintenance windows this charming cottage features a star link communication system.

With underfloor heating to the ground floor the property features a covered entrance porch. There is a spacious newly carpeted lounge with a feature fireplace with a stone hearth, brick interior and new log burning stove with HEATAS certificate.

The new stylish breakfast kitchen features a good selection of storage cupboards and a Belfast sink, integrated dishwasher, 4 ring induction hob with extractor fan over. There is also a fan assisted double oven with grill, integrated fridge and separate freezer. Additionally, there is a concealed Hot point washing machine with separate dryer. In the dining area, there is a further log burning stove set to a pretty fireplace.

This stunning cottage has a useful boiler room with a wall mounted gas fired Combi boiler. A newly carpeted staircase leads to the first floor where the carpeting continues into all bedrooms.

There are three spacious bathrooms and a beautiful new house bathroom with an Oval bath plus a walk in fully tiled shower. From the largest bedroom there is a pulldown ladder into a boarded loft

This charming cottage features allocated parking for one car and an EV charging point.

Dacre is a popular village that features a medical centre, Church and village shop that caters for most daily needs. There is also a public house and a cricket club.

AGENTS NOTES; The property has an Advantage 10 year structural warranty.

