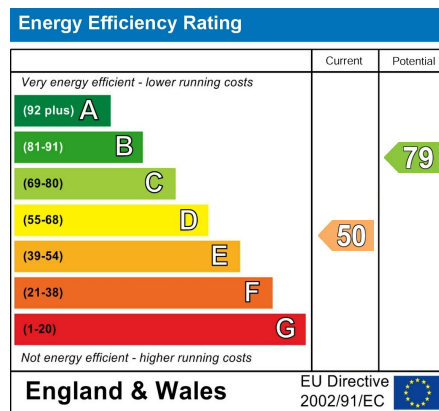


Floor Plan



Energy Performance Certificate



Directions

Proceed from the A59 to Darley. Continue towards Summerbridge and down into the village of Dacre with the medical practice on your left-hand side. Just after Grange Road there is a turning to your left where the property is immediately on your right clearly marked by a Hopkinsons for sale board.

Council Tax Band Tenure

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.



£395,000

3 Holly Villas, Dacre Banks, Harrogate, HG3 4EG

5 Bedroom House - Terraced

**A five bedroom inner Victorian terrace house that requires comprehensive modernisation and updating located in the heart of this popular Nidderdale village. No chain involved.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

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A rare opportunity to purchase a property which is arranged over four floors offering spacious living accommodation of circa 1620 ft.<sup>2</sup>. There is a useful basement cellar that forms a great potential utility room/storage area.

The property currently offers the scope to improve and replace the existing fittings to the kitchen and bathrooms.

The accommodation briefly comprises reception hall, bay fronted lounge, with log burning stove, sitting room with open fire.

A main feature is 24 ft long living family kitchen that is a blank canvas to create your dream kitchen. There is a useful cellar that will provide a great utility space.

At first floor there are three bedrooms and a bathroom area that requires a new bathroom suite. There is a concealed Vaillant central heating boiler. On the top floor, there is a bedroom with an ensuite bathroom and a further bedroom with four Vellux windows.

To the front of the property, there is a garden and at the rear a decked patio area.

Dacre is a popular Nidderdale village with a church, medical centre, shop, and public house. The nearby villages of Darley and Summerbridge offer popular primary schools. Harrogate is an approximate 15-minute drive away where there are a good range of shops, bars, and restaurants. Additionally, there is a good road and rail network offering the traveller and commuter quick access to York, Leeds and London.

**AGENTS NOTE:** This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

