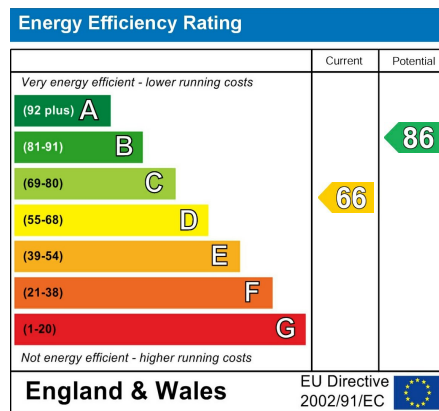


Floor Plan



Energy Performance Certificate



Directions

Proceed down Stumps Lane into Darley and turn left along the Main Street where the property is on the right marked by a Hopkinsons 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.



£380,000

2 Peartree Cottages, Darley, Harrogate, HG3 2QF

4 Bedroom House - Terraced

**An immaculately presented four bedroomed double fronted cottage, which offers an immaculately presented interior located in this ever popular lower 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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The property will make a beautiful family home, holiday cottage or investment opportunity and briefly comprises: Reception hall, guest cloaks/toilet, sitting room with feature fireplace incorporating a living flame coal effect gas stove.

There is a full width dining kitchen, which offers a modern range of fitted storage cupboards, slimline dishwasher, fridge, freezer and cooking range.

At first floor there is a Master bedroom with ensuite shower room, three further bedrooms and a luxury house bathroom.

Outside there are beautifully maintained gardens to the front and rear with off-street parking and a single garage with washing machine.

Darley is a pretty village with a cricket club, public house and post office/general store.

Agents note - All the furniture is available by separate negotiation making it an easy transaction for those that may want the property as an investment opportunity.

