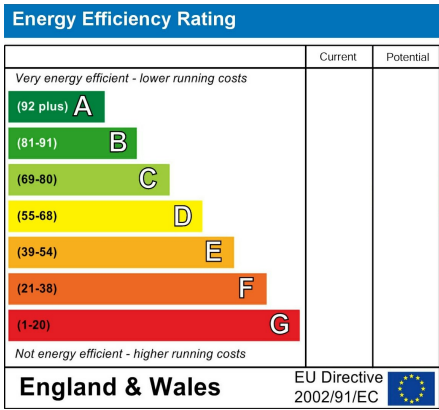


Floor Plan



Energy Performance Certificate



Directions

Proceed along the A59 and drop-down to Darley At the Wellington Inn turn right onto the main street and proceed down into the village where Sheepcote Lane is a turning to the right. Kerry Hill Cottage is found on the left-hand side clearly marked by a Hopkinson's for sale board.

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.



£550,000

Kerry Hill Cottage Sheepcote Lane, Darley, Harrogate, HG3 2RP 3 Bedroom Cottage

A charming three bedroom stone semi detached cottage that has been significantly upgraded by the current owners offering superb accommodation with private parking and a garage located in this ever popular lower Nidderdale village.



HOPKINSONS

E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

With gas fire central heating the property has been extended by the current owners to provide a useful boot room with underfloor heating and a utility space housing a sink unit and space and plumbing for both a built in washing machine and tumble dryer.

An inviting hallway with Byron square tiles leads to a guest cloakroom with both toilet and hand wash basin. Steps lead to an impressive sitting room with a solid oak floor and feature central fireplace. From the front windows there are views that can be enjoyed across Darley and the Nidderdale countryside.

A main feature of this charming home is it spacious dining living kitchen that was fitted by Watsons of Harrogate. The kitchen has a good range of fitted storage cupboards housing a Worcester boiler on a British Gas service contract. Additionally there is an American style Bosch fridge freezer, Rangemaster cooking range, sink unit, dishwasher, built-in Neff microwave and wine fridge. There are three Velux windows that provide additional light from the side entrance that leads to the rear patio garden. The kitchen has a green slate floor and there is exposed stonework from the former byre.

A staircase leads from the hallway to the first floor, where there is a spacious landing incorporating a concealed, vented hot water cylinder and airing cupboard. A master suite offers a spacious bedroom with three double wardrobes and a luxury ensuite shower room that features a double shower, toilet, wash basin and a heated and illuminated mirror cabinet. There are two further double bedrooms and a stunning luxury house bathroom with roll top bath with shower over, a low suite WC and a character wash basin.

Outside the property features block paved hardstanding for three cars and a single garage which measures 19' x 9'. The garage has electric light and power and a useful roof storage area. The front garden has been landscaped and features specimen trees plants and borders and a paved terrace area. It further benefits from two outside taps and two electric points. The rear garden has also been landscaped and features a flagged terrace, raised flower and vegetable borders, water tap two electric points and a generous timber garden store.

Darley is a sought after village that features a post office /everyday store, the popular Wellington Inn, primary school and cricket club. Beyond there are the villages of Birstwith and Dacre which both have a doctor's surgery and a public house.

