

Floor Plan



Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Directions

Proceed out of Harrogate on the A59 Skipton Road, turn right on the B6451 towards Darley. Drop down into the village and at The Wellington Public house turn Right onto Main Street. Continue along Main Street and Stocks Green is on the left hand side.

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.

**£295,000**

*Beekeepers Cottage 1 Stocks Green, Darley, Harrogate, Yorkshire, HG3 2QF*

1 Bedroom Cottage

**A charming one bedroomed cottage which has been tastefully extended offering character features throughout and benefitting from a superb position in the ever popular village of Darley. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

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## Description

With gas fired central heating and original features throughout the living accommodation comprises; entrance porch, open plan living dining kitchen with a wood burning stove and to the left of the fireplace it leads round into the lounge with a feature fireplace. The kitchen includes a Belfast sink, gas range cooker, integrated dishwasher and space for a freestanding fridge freezer. There are double doors leading out onto the garden.

On the first floor the landing leads to a study area and to the good sized master bedroom with views to the front and rear of the property, house bathroom with bath, w/c, hand basin and a useful storage cupboard.

Outside to the front of the property is unrestricted on street parking. There is an iron gate leading to the fully enclosed front garden which is well maintained with well stocked flower beds and a wood store.

