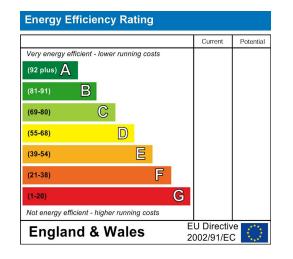


TOTAL FLOOR AREA : 2174 sq.ft. (202.0 sq.m.) approx.

# Energy Performance Certificates



# **Directions**

Proceed out of Harrogate along the A59 and drop down into Darley where the property is located near the bottom of Stump Lane 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.



# £835,000 1 The Pines Stumps Lane, Darley, Harrogate, HG3 2RR

A stunningly presented detached quality newly built countryside home with feature gardens and decked entertaining areas plus a one bedroom ensuite annexe located on the fringe of this ever popular Nidderdale village. No chain involved.



HOPKINSONS E S T A T E H A G E N T S

4 Bedroom House



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

## Description \_

With an alarm, double-glazed windows, and new floor coverings this delightful home briefly comprises a reception hall, guest cloaks / WC spacious lounge with remote controlled feature log fire. A main feature is the open-plan living kitchen that features a dining / soft seating area as well as a beautiful kitchen with fully integrated appliances.

On the first floor, there are useful fitted storage cupboards for the landing. There is a pulldown ladder that leads to a most useful partly boarded loft. There is a master bedroom with a Fitted dressing area incorporating fitted wardrobes plus a luxury ensuite shower room. There are two further bedrooms and a luxurv house bathroom.

Outside there is a further double bedroom with ensuite shower room located in the annex with a private staircase making it ideal for teenagers or guests. Beneath there is a double garage with remotely controlled up and over entrance doors. There is a super private double-width hardstanding area and a super private decked area ideal for entertaining and relaxing.

The property is located on the fringe of this ever-popular lower Nidderdale village. The village has a primary school and is closely situated to Belmont Grosvenor Preparatory School. Dolly features a public house as well as a village shop and there is a bus route that connects the traveller to Harrogate and Pateley Bridge. Internal inspection is strongly recommended.

A contemporary village home, in a secure development, with an open plan kitchen live dining space opening to a large entertaining deck and low maintenance gardens with ample parking for up to 5 cars

Following the SPECIFICATION page on draft; KITCHEN Hand-painted shaker style kitchen with oak vaneer carcusses and solid oak drawers Quartz worktops Integrated NEFF oven – hide & slide door Integrated NEFF microwave oven Belling Cookcentre range cooker with 5 hob rings and 3 ovens 2 x Integrated NEFF fridge/freezers Integrated NEFF dishwasher Integrated chopping boards and trays in solid oak

UTILITY/PANTRY Wall units and quartz worktops with plumbing for washing machine and tumble dryer Separate under-stairs storage

#### BATHROOMS

Contemporary Ambience wall hung vanity units by SCUDO with integrated lighting All brassware from the CORE range by SCUDO, with coordinating towel rails Walk-in shower enclosures by SCUDO Bath and shower screen in house bathroom by SCUDO

## **STORAGE & BUILT IN WARDROBES**

Ample storage is built into the hallway, with 2 meters of built in wardrobes Built-in wardrobes in all 3 bedrooms LOFT access with pull-down stairs, fully boarded across the footprint of the house, full head height and velux window









### FLOORINGS:

Large format 1mx1m Limestone Porcellain tiles with underfloor heating Bedrooms and hallway upstairs fully carpeted by KD Carpets

Bathroom floors by KARNDEAN

## ELECTRICAL

Intruder alarm fitted Connected to Openreach with fibre connection for fast internet speeds Smart LED downlights throughout, with warm/white light options Hard-wired smoke alarms Upgraded electric supply for electric car charging External lighting on timers: front & back of the house, to front of

the garage, and to the annex A new Forest fire with a real log fuel bed by British Fires installed in the lounge

External sockets in the decking area

#### WINDOWS & DOORS

Wood sash windows and French doors by Heron Joinery with a 10-year paint warranty - multi-locking systems, strong thermal qualities

Composite front door to house and annex with multi-locking systems

Electric garage doors, with both doors on separate remote controls

#### HEATING

Pressurised Water cylinder and system boiler in the loft Continuous mechanical ventilation on humidistats Underfloor heating throughout the ground floor area





Radiators and towel rads on separate heating loops at the first floor

Digital room stats

EXTERNAL FEATURES

- Feature private deck to the rear of the house opening from the 'livina' kitchen
- Off-street parking for 3 cars
- Large double garage with 2 separate doors
- Landscaped gardens to front, side, and rear
- The upper garden area could be used for several purposes or
- could simply be kept as a low-maintenance wild grass area...
- Water taps to the side of the garage and to the side of the house

10-year structural warranty by AHCI – Building Control approval by Strom