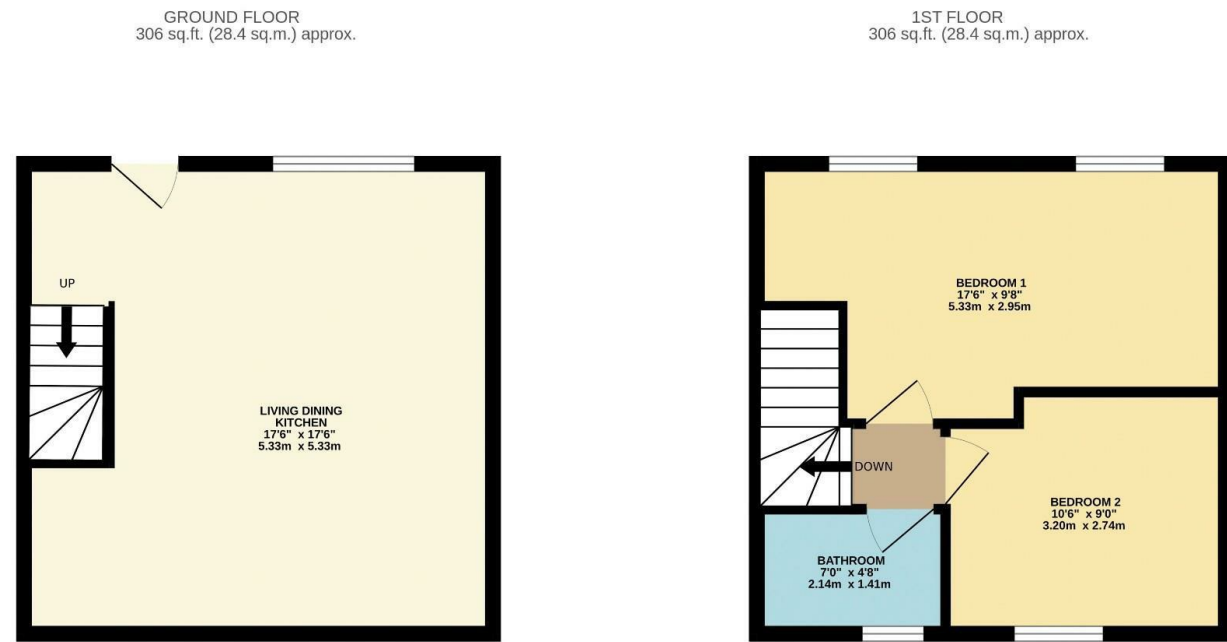
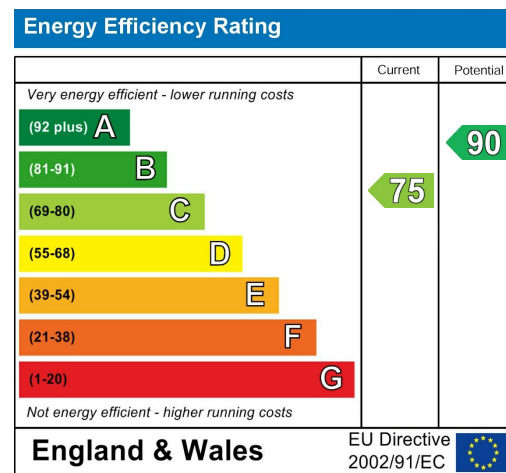


Floor Plan



TOTAL FLOOR AREA : 611 sq.ft. (56.8 sq.m.) approx.

Energy Performance Certificates



Directions

Proceed out of Harrogate along the A 59 and take the turning to Darley and Summerbridge. When dropping down into the village of Dacre the property is easily found on the left-hand side clearly marked by a Hopkinson 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.



£295,000

The Smithy Dacre Banks, Harrogate, HG3 4ED

2 Bedroom Cottage - Semi Detached

The Smithy is a beautifully refurbished stone two bedroomed semi detached character cottage located in the ever popular pretty Nidderdale village of Dacre. No chain involved.



HOPKINSONS
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16 Princes Street, Harrogate, HG1 1NH
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Description

With gas fine central heating and new composite double glazed low maintenance windows this charming cottage features a star link communication system.

With underfloor heating to the ground floor the property features an open plan living area with ample dining and sitting space. There is a feature fireplace with a stone half brick interior and new log burning stove with HEATAS certificate.

The new stylish kitchen features a concealed Ideal central heating boiler, Belfast sink, integrated washer/dryer, dishwasher, 4 ring induction hob with extractor fan over. There is also a fan assisted oven with grill, integrated fridge and separate freezer.

Additionally there is a useful under stairs store to the staircase plus inbuilt display storage shelves.

A newly carpeted staircase leads to the first floor where the carpeting continues into both bedrooms. There are two double bedrooms and a beautiful new house bathroom with shower over the bath.

This charming cottage features allocated parking for two cars adjacent to the cottage and an EV charging point.

Dacre is a popular village that features a medical centre, Church and village shop that caters for most daily needs. There is also a public house and a cricket club.

