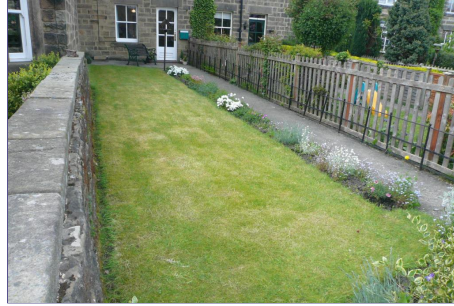


1 Grange Terrace, Dacre Banks HARROGATE, NORTH YORKSHIRE, HG3 4EJ



A CHARMING TWO DOUBLE BEDROOM COTTAGE WITH ENCLOSED FRONT GARDEN OVERLOOKING THE GREEN, LOCATED CONVENIENTLY FOR AN EXTENSIVE RANGE OF NEARBY FACILITIES AND THE A59.

Price £189,500



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		72
	46	
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82-100) A		
(61-81) B		
(40-60) C		
(16-39) D		
(9-15) E		
(1-8) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		67
	40	
England & Wales EU Directive 2002/91/EC		

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GENERAL REMARKS

An attractive cottage revealing deceptively spacious interiors overlooking a delightful enclosed garden to the front. The accommodation presents throughout in good decorative order yet offers the purchaser the opportunity to modernise further or alter the layout to suit their requirements. The cottage is offered with the modern convenience of gas-fired central heating via radiators, in addition many of the principal rooms are light and airy thanks to traditional sash windows. There is a pretty cottage garden to the front and useful storage sheds to the rear. An internal appraisal is advised to appreciate the charming cottage's accommodation and setting

Dacre Banks is a popular Nidderdale village which offers convenient facilities catering for most daily needs including garage/petrol station, shop, health centre and public house. The neighbouring village of Summerbridge hosts a convenience store, post office, butchers, primary school and more. The situation is most convenient for buyers seeking easy access into the surrounding towns of Harrogate and Pateley Bridge via regular bus or car, where more extensive amenities are available including shopping, recreational and leisure facilities. Further afield, Leeds, York and beyond are convenient for the commuter and Harrogate provides mainline train links.

DESCRIPTION

GROUND FLOOR

Lounge: Via multipaned entrance door to the front, with stone fire surround and hearth with log-effect gas fire, recessed cupboards, radiator. Sash window to front overlooking private garden, door leading to stairs to First Floor.

Dining Kitchen: Fitted with a range of matching light pine units at wall and base levels with drawers and cupboards including display cupboard, granite-effect work surfaces with sink and drainer, contrasting tiled splash backs. Integrated dishwasher and space/gas point for cooker with extractor fan over, breakfast bar, sash window to rear.

Utility Area: Walk-in under stairs cupboard with space/plumbing for washing machine, space for fridge/freezer, built-in shelving, window to rear.

Rear Hall: With part-glazed door to Kitchen, built-in cupboards, access to roof void. Part-glazed door to rear.

Bathroom: With a light suite of panelled bath, matching wash basin and WC, fully tiled walls, radiator, opaque window to side.

FIRST FLOOR

Landing: Having useful over stairs cupboard, access to roof void, window to rear.

Bedroom 1: With a range of wardrobes having hanging rails and shelving space, radiator, sash window to front with most pleasant aspect across the garden towards the green and the countryside beyond.

Bedroom 2: With radiator, sash window to rear.

OUTSIDE

The property is approached at the front by a wrought iron hand gate and fence, leading to a lawned garden with path bounded by attractive flowerbeds, leading through to the front door, there is a patio area adjacent to the house, ideal for entertaining and enjoying the pretty cottage garden.

Rear Garden: There is a small sitting area accessed from the Rear Hall, with bin storage area. Useful stone-built coal store measuring approximately 5'2" x 4'6" internally. Communal path leading to further stone-built store measuring approximately 6'10" x 2'10" internally.

DIRECTIONS

From the A59 turn right at the Menwith Hill crossroads, sign posted Pateley Bridge. Pass the Wellington pub and the Darley Mill Centre and proceed up the hill into Dacre. Follow the road into Dacre Banks and the property can be found on the left hand side, identified by a Dacre, Son & Hartley for sale sign.

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AGENTS NOTE

1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited