DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £365,000

- Three generously proportioned bedrooms with flexible accommodation arranged over two floors.
- Extended kitchen diner with sliding doors opening directly onto the garden.
- Light-filled living space enjoying an attractive bay window and elevated views.
- Delightful garden, garage and home office potential, offering excellent outdoor space and further versatility.

Hillrise, Hartwith Avenue, Summerbridge, Harrogate, HG3 4HT

A beautifully presented and deceptively spacious three-bedroom semi-detached bungalow, ideally suited to modern family living. Situated in the sought-after village of Summerbridge, this appealing home combines versatile accommodation with delightful gardens, elevated views and exciting potential for those seeking additional space to work from home.

Kings House, 13 High Street, Pateley Bridge,
North Yorkshire, HG3 5AP
Tel: 01423 711010
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dacres.co.uk







Hillrise, Hartwith Avenue, Summerbridge, HG3 4HT

General remarks

An attractive family home offering generous and versatile accommodation, elevated views and delightful gardens in the sought-after village of Summerbridge.

Beautifully presented and thoughtfully extended, this deceptively spacious bungalow is arranged over two floors, providing flexible living space ideal for families or those working from home.

A wide entrance hall leads to a superb extended kitchen diner, featuring sliding doors opening onto the garden, creating an ideal space for everyday living and entertaining. The light-filled lounge enjoys an attractive bay window and elevated views, while two double bedrooms and a modern house bathroom complete the ground floor.

To the first floor, a generously sized third bedroom benefits from a study area and useful eaves storage, offering excellent flexibility for family living or home working.

Outside, there is a delightful garden to the rear, providing space to relax and entertain. A garage and additional space to the rear offer further storage and exciting potential for a home office or studio, subject to any necessary consents.

Combining spacious accommodation, attractive outdoor space and a desirable village setting, this appealing home offers a wonderful opportunity to enjoy family life in the heart of Nidderdale.

Directions

Heading towards Pateley Bridge from Harrogate enter the village of Summerbridge and turn right into Hartwith Avenue where the property can be found on the right hand side.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Driveway parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

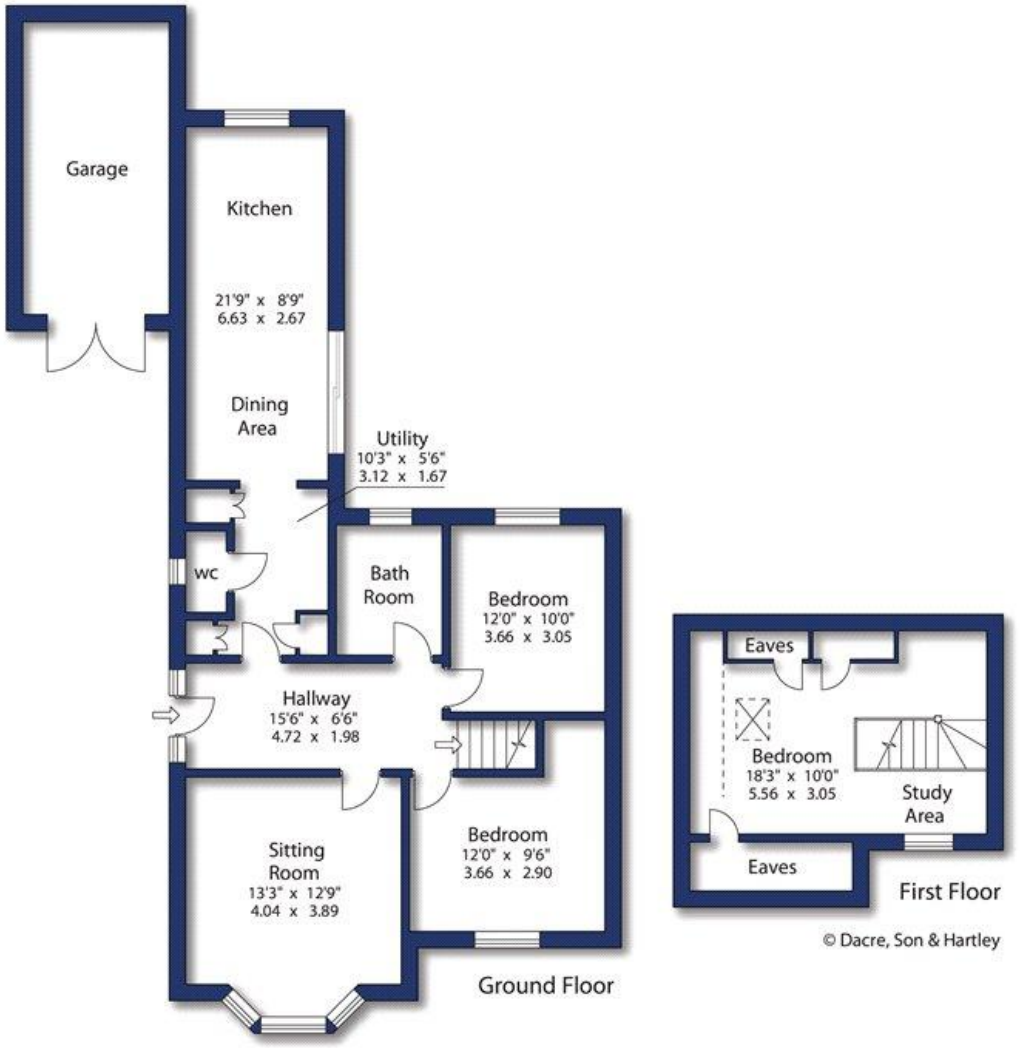
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



EPC TO ADD

Disclaimer 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. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 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. Buyers should consider an independent check of all aspects of the property. 8. 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.

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