





Valley View School Lane, Dacre Banks Harrogate HG3 4ER

william h brown

welcome to

Valley View School Lane, Dacre Banks Harrogate

FOUR bedroom DETACHED countryside home, set on 2 acres of land with allotment, paddock and surrounding woodlands, HUGE DEVELOPMENT POTENTIAL to re-design into two, two bedroom properties or possible AIR BNB, GLAMPING or SHEPHERD HUTS, (subject to any necessary consents)

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Double glazed door to the front, double glazed window to the front, stairs leading to the first floor landing. Steps leading down into the lounge. Access to the dining room and kitchen.

Lounge

Double glazed windows to the front, side and rear, door to the rear, stairs leading to bedroom three and four, electric storage heater, oil fired central heating radiator, exposed ceiling beams, open chimney breast.

Snug/Family Room/Office

Double glazed windows to the front and rear, fireplace, oil fired central heating radiator, fitted shelves, electric storage heater.

Kitchen

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating one and a half bowl sink, fitted oven and hob, space for dishwasher, oil fired central heating radiator, useful breakfast bar, pantry cupboard, two double glazed windows to the front. Door leading to the utility area.

Dining Room

Double glazed doors to the rear, fireplace, oil fired central heating radiator, double glazed window to the rear with views over the garden.

Downstairs Wc

Low level flush WC, wash hand basin, part tiled walls.

Utility Area

Space for washing machine and tumble dryer, coat closet cupboard. Door to tandem garage and the kitchen.

First Floor Landing

Double glazed window to the rear, oil fired central heating radiator, airing cupboard housing the water tank, loft hatch. Access to bedrooms one, two and house bathroom.









Bedroom One
Two double glazed windows to the front with far reaching views, oil fired central heating radiator and access into the ensuite.

Ensuite
Walk-in shower, wash hand basin, low level flush WC, oil fired central heating radiator, double glazed window to the front.

Bedroom Two
Two double glazed windows to the rear, oil fired central heating radiator.

House Bathroom
A three piece bathroom suite comprising of a bath, low level flush WC, wash hand basin, oil fired central heating radiator, double glazed window to the side.

Bedroom Three
Double glazed window to the rear, oil fired central heating radiator.

Bedroom Four
Double glazed window to the rear, oil fired central heating radiator, storage heater.

Second House Bathroom
A four piece bathroom suite comprising of a shower cubicle, bath, low level flush WC, wash hand basin and bath.

Walk-In Storage Cupboard
Spacious cupboard providing plenty of storage space.

Double Tandem Garage
Up and over door to the front, door to the rear, window to the side, power and lighting, oil boiler. Door leading into the utility area.

Exterior
Private driveway leading to the property and garage, providing ample parking, graveled area to the front, to the side is a greenhouse and vegetable patch and to the rear is a beautiful and private lawned garden with paved seating area, surrounding by mature trees, shrubs, hedges and woodlands. Situated within 2 acres of land (informed by the vendor.) There is additional fields with a well, stables with potential to utilise as a shepherds hut dwelling (subject to necessary planning consent.)

welcome to

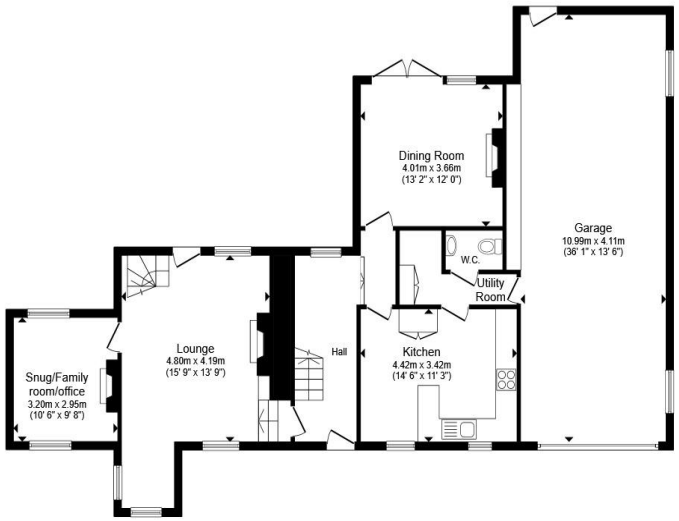
Valley View School Lane, Dacre Banks Harrogate

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedroom Detached Countryside Home
- Set in a area of outstanding natural beauty

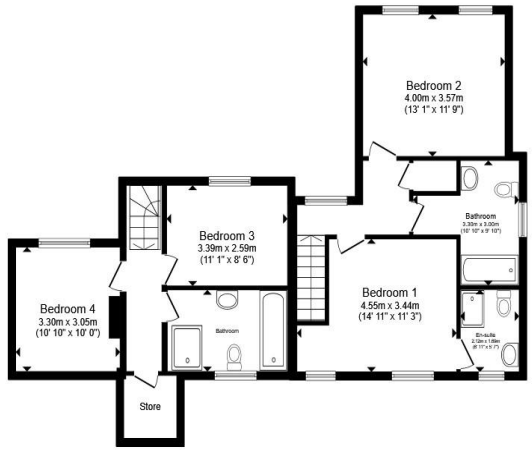
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: G

guide price

£550,000



Ground Floor



First Floor

Total floor area 214.1 m² (2,304 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/HRG107896

The Property Ombudsman

Property Ref:
HRG107896 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01423 502282

harrogate@williamhbrown.co.uk

4 Albert Street, HARROGATE, North Yorkshire, HG1 1JL

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.