



TOTAL FLOOR AREA : 1712 sq.ft. (159.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



Dalestone, Greenhow Hill Road,
Thruscross

£450,000

A rare opportunity to purchase this stone built detached dormer bungalow located in a small hamlet of similar properties. Having fabulous views to the front and rear, adjacent to open farmland and situated within easy access of the A59 Skipton Road.

The property benefits from double glazing and gas fired central heating and now requires some general cosmetic updating. The accommodation comprises: entrance porch, reception hall, living room, dining room, study/bedroom, breakfast kitchen and shower room. To the first floor are two double bedrooms and a large bathroom.

To the front of the property is a large gravel driveway with flowering borders, ample parking for several vehicles and access to the double garage.

To the rear is a large garden with patio, mature flowering borders, hedging and newly constructed summerhouse.

2/3 Bedrooms

2 Reception Rooms

2 Bathrooms

Energy Rating: E

DIRECTIONS - HG3 4AH

From Harrogate take the Skipton Road A59. Stay on the A59 then take a left turning onto Meagill Lane and then a left turn onto Hardisty Hill. Continue onto Greenhow Hill Road.

COUNCIL TAX

The property has been placed in band F

TENURE

The tenure of the property is freehold



EPC RATING:

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

APPROXIMATE DISTANCES

Town Centre	11 miles
Railway Station	11 miles
Bus Route	2 miles
Airport	16 miles