



**14 CHURCH AVENUE**  
Dacre Banks, Near Harrogate

**Carter Jonas**

## **14 CHURCH AVENUE, DACRE BANKS, HARROGATE, HG3 4EB**

Semi detached property · 3/4 bedrooms · Modern kitchen · Living room · House shower room · Conservatory · Large loft bedroom · Established sunny gardens · Detached garage · Potential to extend · Driveway parking · Quiet location · Popular village

Available with no onward chain, this well presented and maintained property is deceptively spacious with flexible internal accommodation extending to over 1500 square feet in size including a large loft room. The property is nestled within this quiet and popular cul-de-sac which is surrounded by fields and the village sports pitch and the property briefly comprises: Entrance hall with large utility cupboard, modern fitted kitchen, living room with feature fireplace and bay window overlooking the front garden, house shower room, three bedrooms and a conservatory all on the ground floor. The first floor comprises the large loft bedroom which is entered via a closed staircase to the rear of the living room and features a pair of large skylight windows and has generous storage to the eaves. This room could potentially be further enhanced by adding a dormer and en-suite subject to the usual planning permissions.

The outside of the property offers ample driveway parking, a pretty front lawned garden, a detached garage and a good sized West facing rear garden which has established floral beds, borders and various seating areas designed to take advantage of the sunshine.

The popular Nidderdale village of Dacre Banks offers convenient facilities catering for most needs including a local shop, health centre and public house. The neighbouring villages of Summerbridge and Darley also offer, petrol stations, convenience stores, a post office, primary schools and more. The position of the village offers convenient access into the surrounding towns of Harrogate and Pateley Bridge via car or regular services, where more extensive amenities are available.

**A SPACIOUS, SEMI DETACHED 3/4 BEDROOM PROPERTY WITHIN THIS QUIET CUL-DE-SAC IN THE HEART OF THE POPULAR NIDDERDALE VILLAGE OF DACRE BANKS WITH BEAUTIFUL SUNNY GARDENS AND SURROUNDED BY FIELDS AND THE SPORTS GROUND.**



For the commuter the fashionable spa town of Harrogate offers more extensive amenities and provides mainline train links with direct services to Leeds, York and beyond.

## **ADDITIONAL INFORMATION**

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

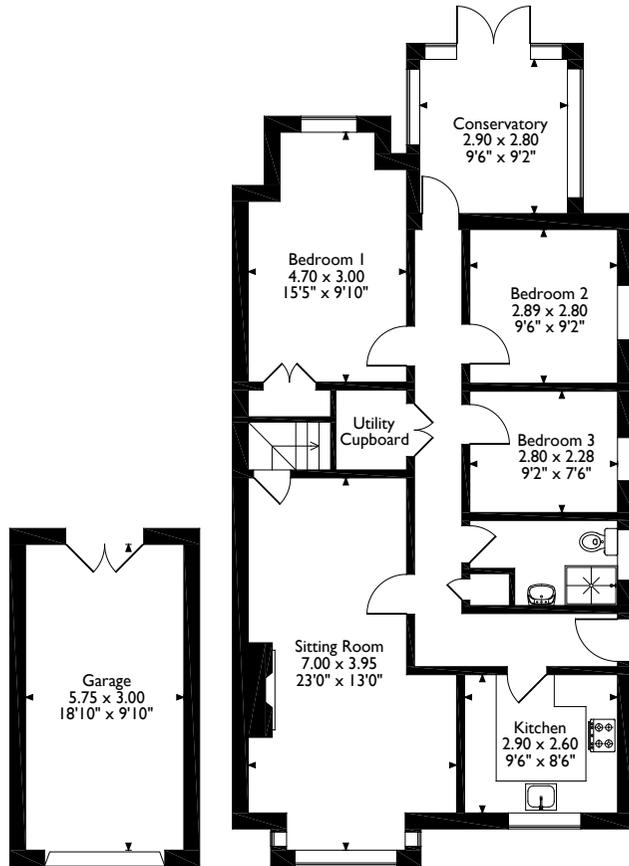
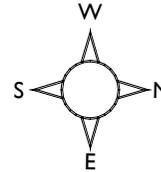
**Services:** All mains services are connected including fibre broadband.

**Viewings:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

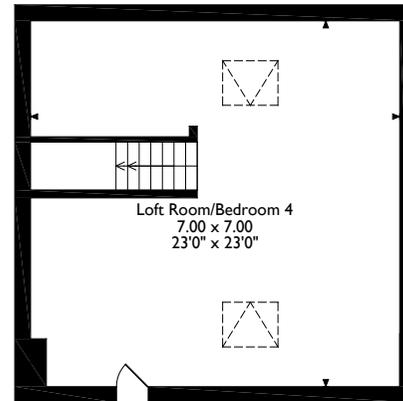
**Directions:** Entering Dacre Banks from Summerbridge, pass the sports field on the left hand side and turn left into Church Avenue. No 14 can be found on the right hand side, identified by our for sale sign.



14 Church Avenue, Dacre Banks  
 Approximate Gross Internal Area  
 Main House = 1507 Sq Ft/140 Sq M  
 Garage = 183 Sq Ft/17 Sq M  
 Total = 1690 Sq Ft/157 Sq M



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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**IMPORTANT INFORMATION**

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