



Guide Price £325,000

- Detached period cottage
- Two reception rooms
- Kitchen plus rear hall
- Three family bedrooms
- House bathroom / separate shower room
- Front and rear gardens
- No Onward Chain

Church Cottage, Middlesmoor, Harrogate, North Yorkshire, HG3 5ST

This double fronted detached period cottage occupies a prime setting at the heart of this Upper Dales village close to dramatic open countryside and a strong community spirit including a thriving hostelry.

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Church Cottage, Middlesmoor, Harrogate, North Yorkshire, HG3 5ST

General remarks

Church Cottage is a striking stone built detached period dwelling at the heart of the Middlesmoor community in Upper Nidderdale, with extensive rolling countryside on your doorstep.

There is clear scope for the next owners to carry out their own programme of improvements and cosmetic interior design to the existing layout which comprises a reception lobby / workshop, sitting room and separate dining room and with the additional benefit of a kitchen and ground floor shower room.

At first floor level there are three family bedrooms, one of which has a useful upper floor mezzanine sleeping level and finally a house bathroom.

There are privately owned garden areas to the front and rear of the property along with visitor car parking.

This is an unspoilt Dales community with an excellent range of amenities in the nearby township of Pateley Bridge from where there are regular public transport services into Harrogate and further afield. Middlesmoor is a popular location for those who enjoy country pursuits and the local hostelry continues to enjoy a strong reputation.

Directions

From Pateley Bridge High Street, head over the bridge and turn right before the petrol station on to Low Wath Road. Continue on this road through the villages of Ramsgill and Lofthouse, and continue up the hill to Middlesmoor. After the first bend (between the buildings) take the first turn right down the cobbled lane, bear left and left again, where the property can be found immediately to the front, adjacent to the church.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Electricity, water and drainage installed.
- Off street 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 £26.10 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.

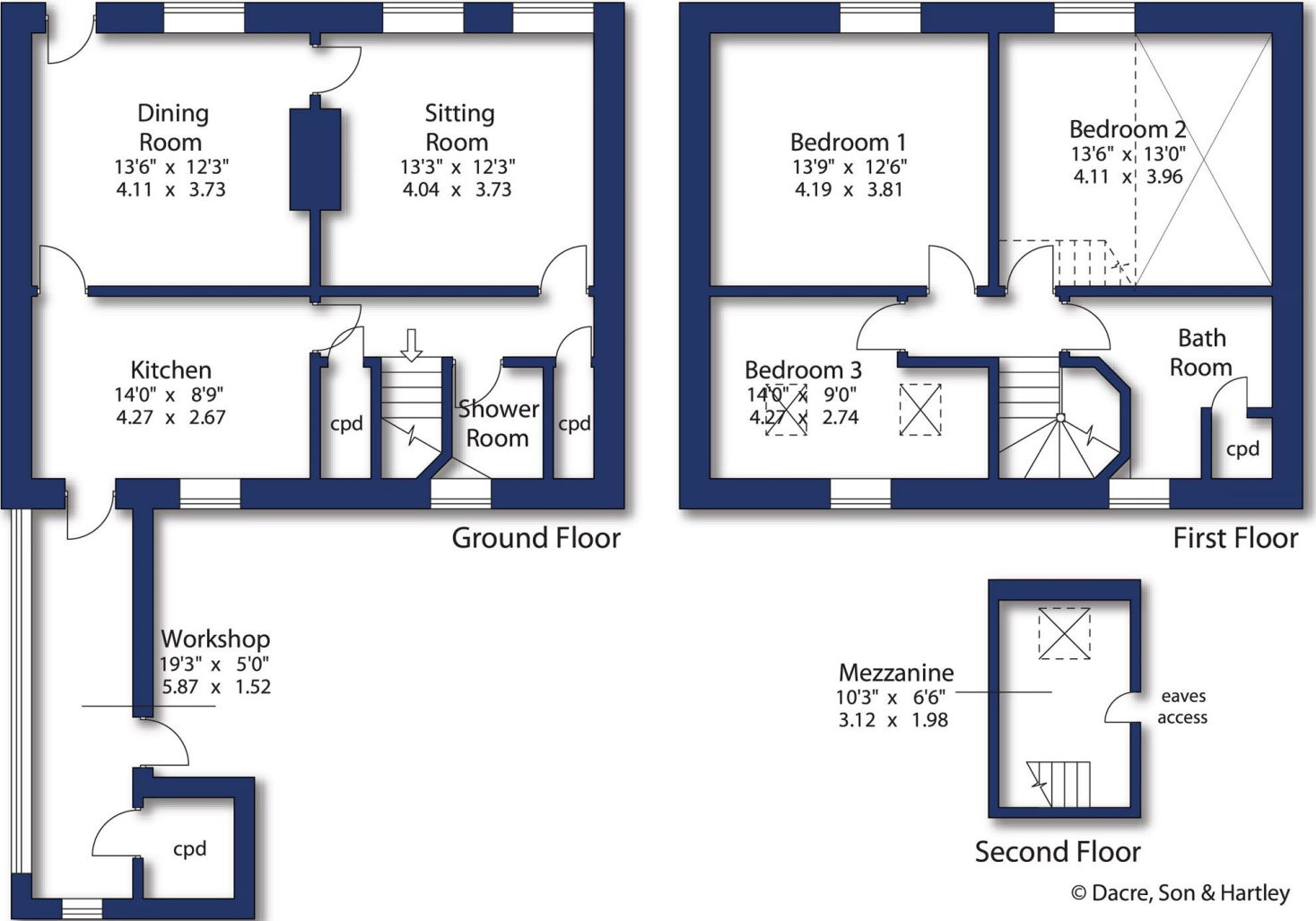
Referral fees

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

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