



Guide Price £270,000

- Convenient central location
- Semi-detached family home
- Spacious sitting room
- Excellent dining kitchen
- Three family bedrooms
- Lawned front and rear gardens
- Off road car parking

8 The Drive, Pateley Bridge, Harrogate, HG3 5NT

A larger than average three bedroom semi-detached family home with far reaching views towards Nidderdale and excellent garden areas with parking close to the bustling High Street in Pateley Bridge.

Kings House, 13 High Street, Pateley Bridge,
North Yorkshire, HG3 5AP

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General remarks

With gas fired heating and double glazing this well-designed family home boasts one of the largest plots in the neighbourhood and the westerly views across Pateley Bridge towards the Dales from the front elevation are delightful.

An entrance hall leads to a useful ground floor office / boot room and a spacious family dining kitchen with an extensive provision of fitted cabinets and aspects across rear gardens. A separate sitting room has a large front bay feature overlooking the gardens.

On the first floor there are three excellent family bedrooms, two of which have far reaching views towards Nidderdale and these are served by a house bathroom.

For the family buyer of gardening enthusiast the front and rear gardens will be a clear attraction being larger than

most surrounding properties and predominantly laid to lawns with off road car parking and space for a garage at the rear.

The Drive is a convenient residential neighbourhood at the top of the High Street within walking distance of an excellent range of local amenities as well as public transport and road links to Harrogate and further afield.

Directions

Proceed up the High Street, at the top continue straight up on Old Church Lane and turn right into The Avenue. Proceed straight ahead right where the property will be found a little further along on the left hand side identified by our For Sale board.

what3words consults.conqueror.beginning

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- All mains services installed.
- Off street parking for one car.

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.

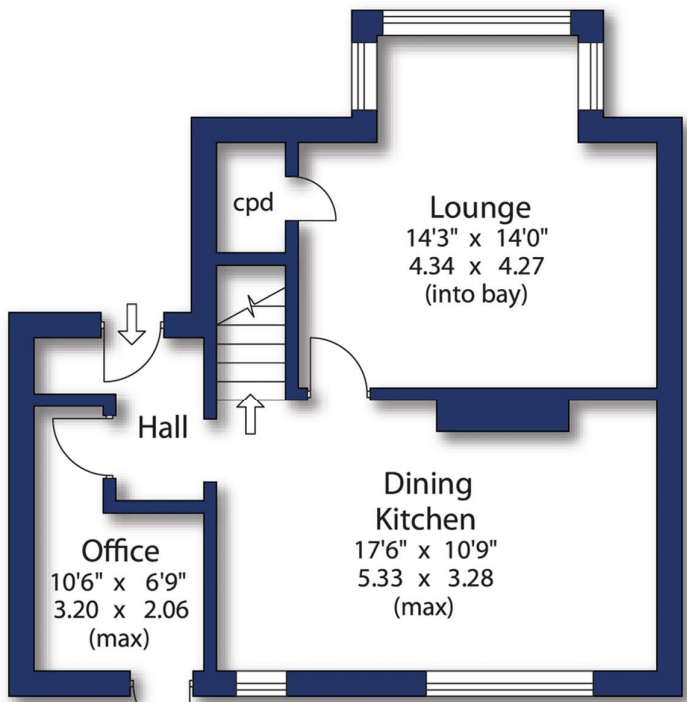
Referral fees

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.

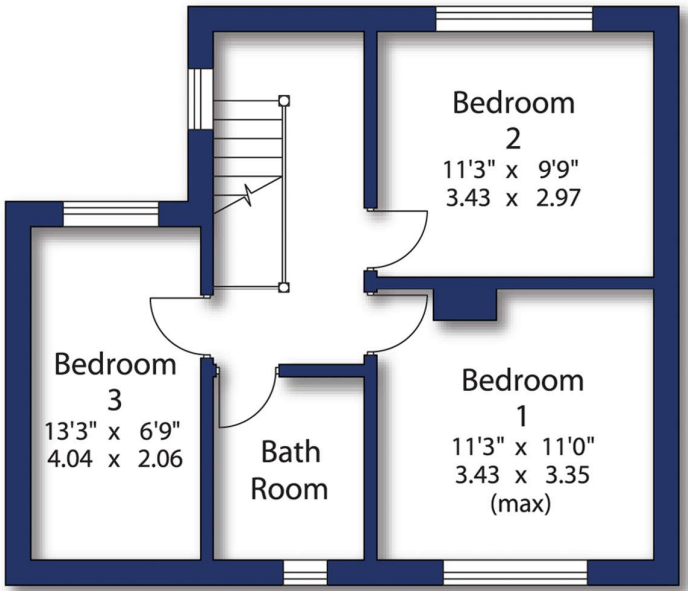
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Floorplans



Ground Floor



First Floor

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