



The Old Post Office, Lofthouse, Harrogate, North Yorkshire, HG3 5SA

Situated in the popular upper Dales village of Lofthouse is the fantastic property The Old Post Office. This property has been completely redesigned internally and now offers a deceptively spacious floorplan, decorated to a high standard to create a wonderful home.

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

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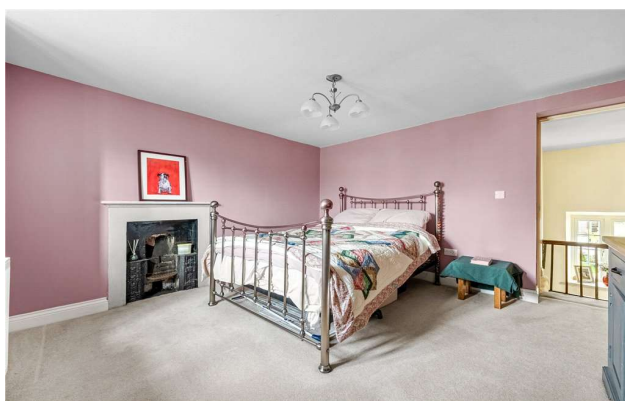
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Guide Price: £450,000

- Attractive detached Dales house
- Characterful lounge and useful study
- Family kitchen / diner
- Master bedroom with en-suite and dressing area
- Two further bedrooms
- House Bathroom
- Parking for one vehicle



General remarks

The Old Post Office is a fantastic three bedroom detached home situated in the popular village of Lofthouse, approximately six miles north of the Nidderdale town of Pateley Bridge. The property has been completely renovated and an internal inspection is recommended to appreciate all the home has to offer. The property has an Air Source Heat Pump which provides hot water and heating, and the ground floor benefits from underfloor heating throughout.

The property is accessed to the front via a porch which leads into the characterful living room having stone flooring, ceiling beams and a fireplace with log burning stove. From the lounge a door leads to a rear hallway with stairs to the first floor, a guest WC and useful cupboard. The family kitchen / diner has been tastefully upgraded with fitted units, a range style oven, space for an American styler fridge/freezer, integrated dishwasher and stone flooring. There is space for a dining table and there is a glazed door to the rear. Also to ground floor level there is a study,

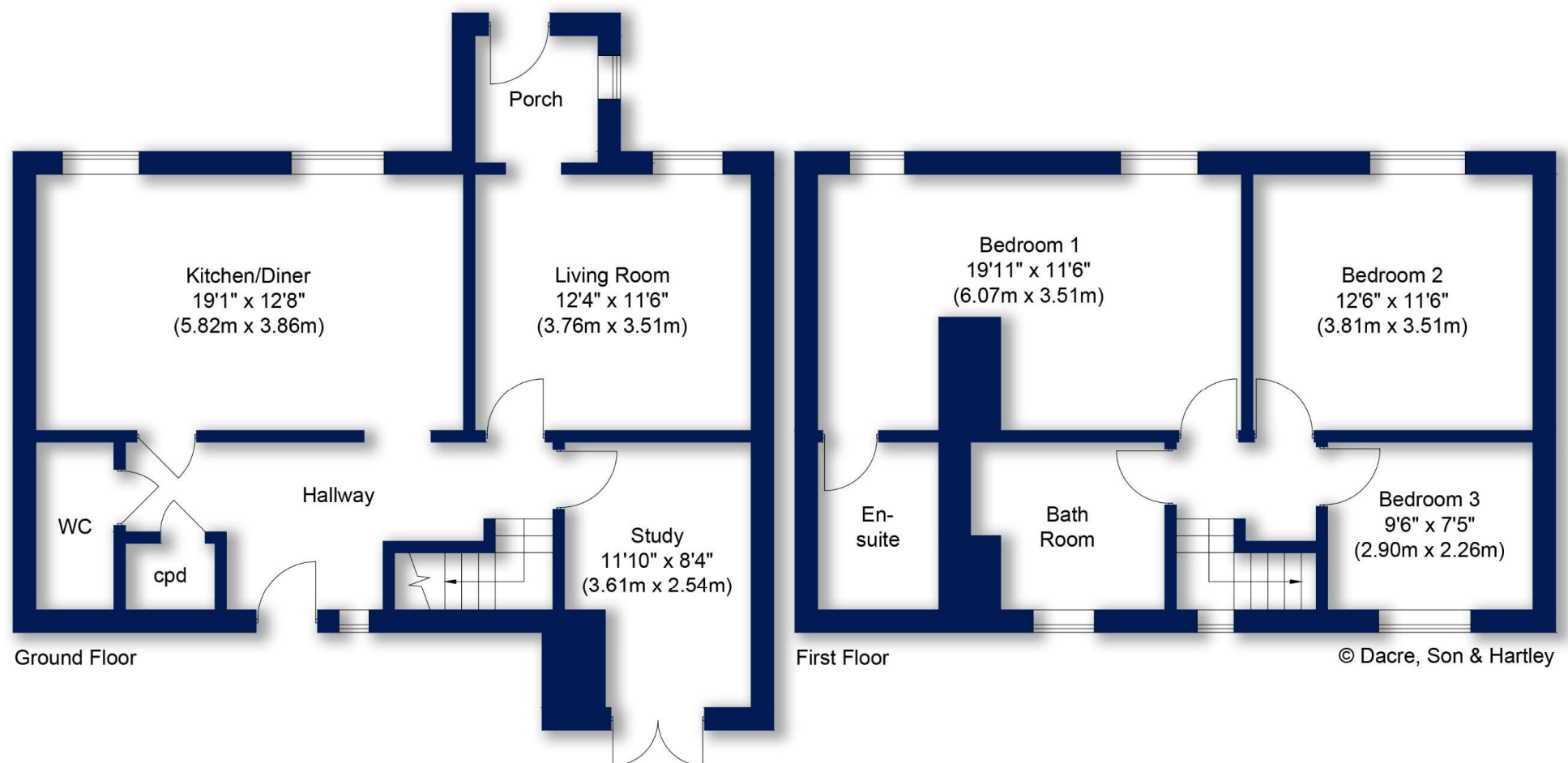
again with stone flooring, ceiling beams and double opening French doors to the rear.

To the first floor the master bedroom benefits from a dressing area and en-suite shower room. There are two further bedrooms along with the house bathroom with white three piece suite.

Externally the property has a small courtyard garden at the front and parking is available for one car at the side of the property.

Lofthouse is a picturesque Nidderdale village, popular with walkers and ramblers, due to the beautiful countryside and scenery. Within the village there is a public house and village hall, with shops, cafes and leisure facilities available in the bustling town of Pateley Bridge approximately six miles away.

Floorplans



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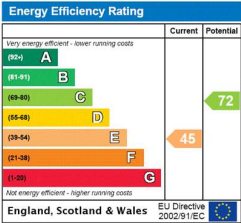
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Contact us



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Directions

Proceed down Pateley Bridge High Street, over the bridge and then right onto Low Wath Road towards Lofthouse. Pass the village of Wath and continue through Ramsgill until entering Lofthouse. Turn right into the centre of the village, past The Crown public house, Memorial Hall and car park and as the road bears right the property can be found on the right hand side, identified by our for sale sign.

What3Words provide.goofy.shrimps

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- TBC - once property questionnaire completed
- 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. Dacres Ref: PAT190043