



## 2 Glencoe Terrace, Glasshouses, Harrogate, HG3 5DU

This attractive three bedroom Victorian family home enjoys delightful Nidderdale aspects and a well-presented range of accommodation over three floors offered with No Onward Chain.

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

Tel: 01423 711010

Email: [pateley@dacres.co.uk](mailto:pateley@dacres.co.uk)

**dacres.co.uk**





## 2 Glencoe Terrace, Glasshouses, Harrogate, HG3 5DU

**Guide Price:** £299,950

- Attractive Victorian family home
- Accommodation over three floors
- Well appointed family dining kitchen
- Three bedrooms
- Enclosed lawned garden
- Overlooking farmland to the rear
- No Onward Chain



## General remarks

With attractive stone elevations under a stone flagged roof and benefiting from double glazing and gas fired heating, along with tasteful decor throughout, the property is approached via a rear entrance vestibule with a ground floor cloakroom / shower room and a well-appointed family dining kitchen having a range of fitted work surfaces and cabinets and a gas fired Aga.

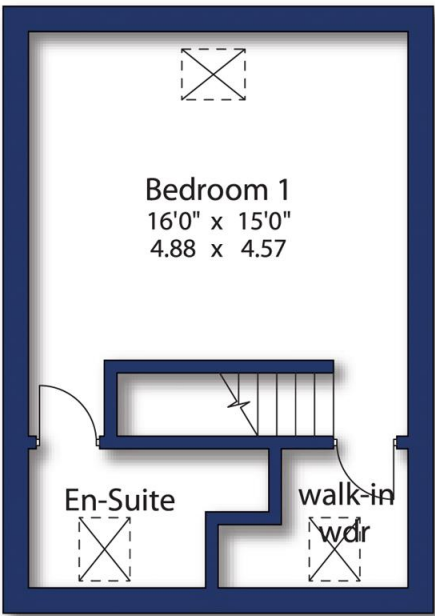
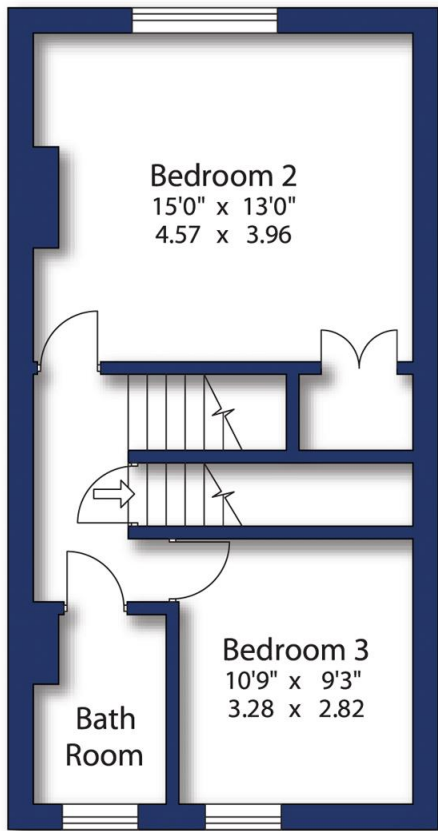
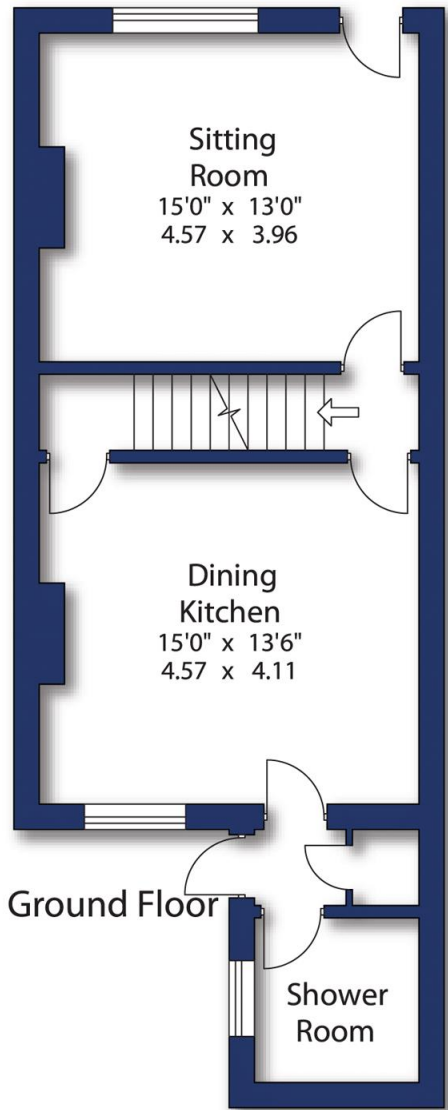
A separate sitting room with delightful southerly aspects from a picture window also has a rustic brick fireplace accommodating a cast iron stove.

At first floor level there are two double family bedrooms and a house bathroom and finally the second floor features a principal bedroom with a walk-in closet style wardrobe and its own en-suite facility.

At the rear of the property lies a neatly laid out courtyard and at the front there is a lawned garden which overlooks and adjoins farmland to the south.

Glasshouses is a continually popular Dales village on the outskirts of which Glencoe Terrace is conveniently positioned with ease of access to Pateley Bridge and Harrogate.

Floorplans

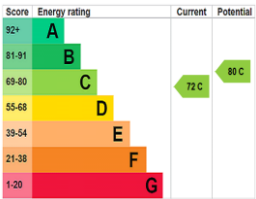


Second Floor  
© Dacre, Son & Hartley

 **Mortgage Advice Bureau**  
01274 515 763

 **Dacres Surveys**  
Call for a quote  
01943 885 400

**Disclaimer** 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.







## Directions

Heading towards Pateley Bridge from Harrogate, after Summerbridge and Low Laite, enter the village of Wilsill and continue ahead. At the Cross Roads turn right into Glasshouses where the property can be found on the right hand side identified by our for sale sign.

What3Words family.motivates.richer

## Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band C

## Tenure, Services & Parking

- Freehold
- All mains services are installed. On street parking
- On 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](https://www.gov.uk/government/checks/check-for-flooding-in-england)

## 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: PAT250105

Contact us



01423 711010



[pateley@dacres.co.uk](mailto:pateley@dacres.co.uk)