



Guide Price £230,000

- Charming End-Terrace
- Two Bedrooms
- Enclosed Rear Garden
- Off Street parking
- Chain Free
- Prime Central Location

1 Springfield Close, Pateley Bridge, Harrogate, HG3 5PB

A charming two-bedroom end-terrace property offered to the market chain-free, ideally positioned just off Pateley Bridge High Street. Requiring some modernisation, the property offers excellent potential, further benefiting from off-road parking to the rear.

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North Yorkshire, HG3 5AP

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General remarks

Offered to the market with no onward chain, this delightful two-bedroom end-terrace property presents an exciting opportunity for a wide range of buyers, from first-time purchasers to investors or those seeking a home in a highly desirable setting.

Occupying a pleasant position close to Pateley Bridge's High Street, the property enjoys the perfect balance of convenience and tranquillity, with local amenities, independent shops, cafés,

and scenic countryside all within easy reach. Internally, the property offers well-proportioned accommodation throughout. Upon entry, you are welcomed into a generously sized lounge, a comfortable and inviting space ideal for both relaxation and entertaining. To the rear, the kitchen diner provides a sociable and functional hub of the home, offering ample space for dining and everyday living. This area opens directly onto the rear garden, allowing for a seamless connection between indoor and outdoor living.

The first floor has two well-sized bedrooms, each offering pleasant outlooks, alongside a house bathroom. Externally, the property continues to impress. The rear garden is both

private and beautifully stocked, featuring a variety of established planting, creating a peaceful and colourful retreat. A patio seating area provides the perfect spot for al fresco dining or enjoying warmer months. Further enhancing the property's appeal is the benefit of off-road parking to the rear—an increasingly sought-after feature in such a central location.

While the property would benefit from a degree of modernisation, it offers fantastic scope for buyers to personalise and add value, making it a truly exciting prospect.

Directions

From our office proceed up the High Street and straight on to Old Church Lane. Turn left into Springfield Way and first left into Springfield Close where the property will be found a little further down on the left hand side identified by our For Sale board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- All mains services are 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.

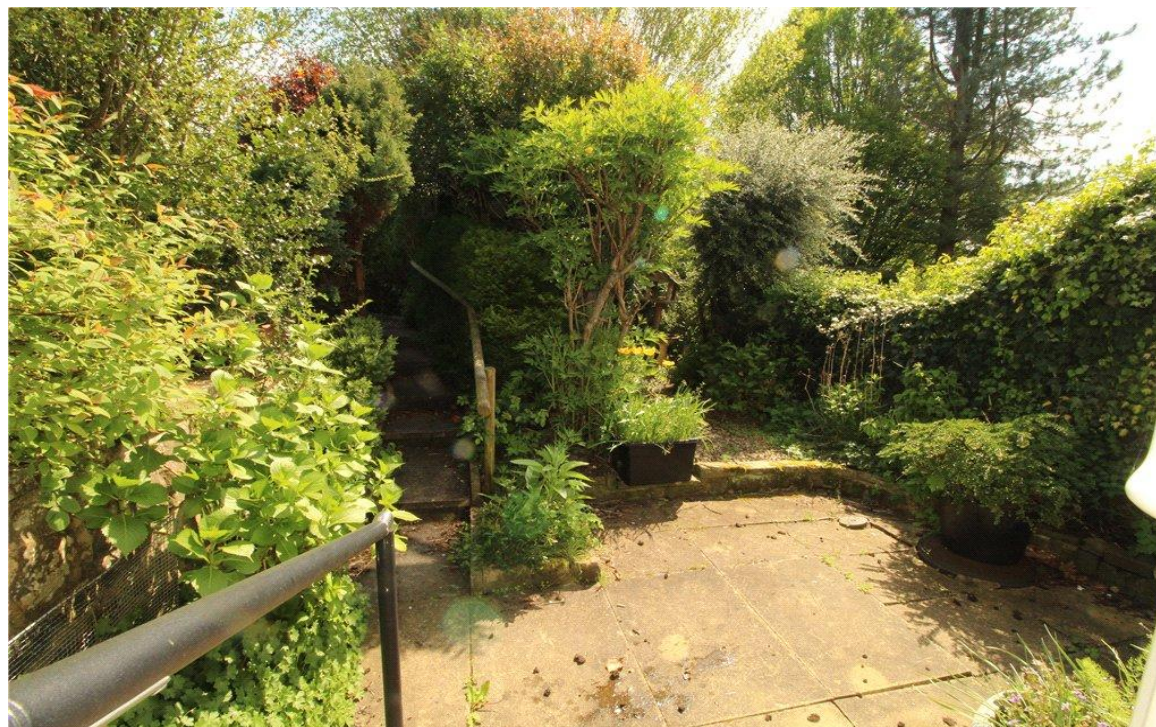
Buyer Anti Money Laundering Checks

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.

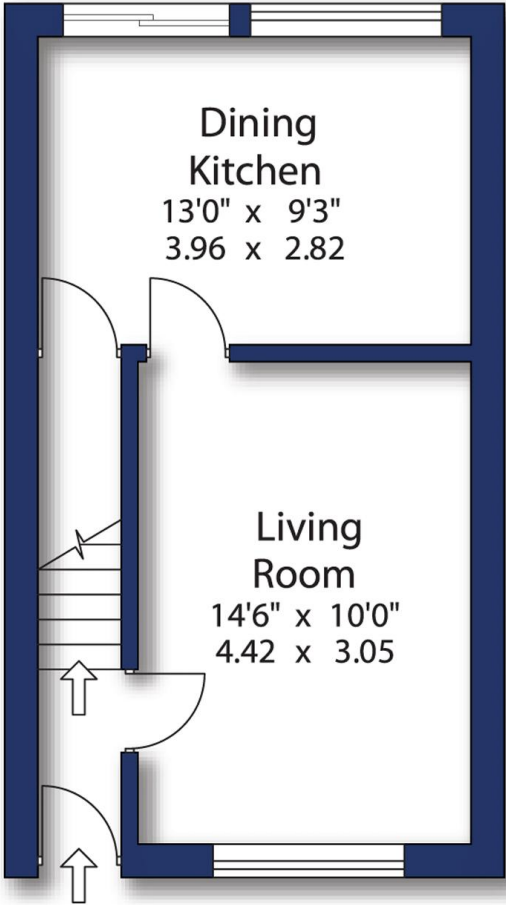
Referral fees

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.

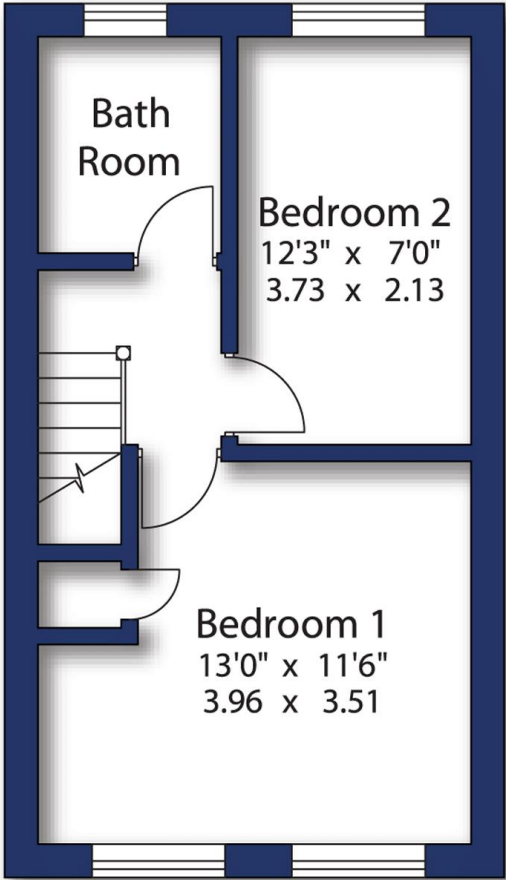
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Floorplans

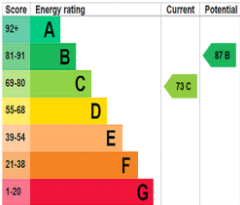


Ground Floor



First Floor

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