DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Asking Price £199,950

- Spacious two bedroom apartment
- Private entrance
- Good size lounge / dining area
- Modern kitchen
- Outside seating area
- Convenient location close to Pateley Bridge's bustling High Street

1 Yeoman View, New Church Street, Pateley Bridge, HG3 5LQ

A charming and deceptively spacious two-bedroom apartment, forming one of just three individually designed homes within a characterful converted Sunday school, ideally located close to Pateley Bridge High Street.

Kings House, 13 High Street, Pateley Bridge, North Yorkshire, HG3 5AP
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dacres.co.uk







1 Yeoman View, New Church Street, Pateley Bridge, HG3 5LQ

General remarks

A truly charming and distinctive period home, this deceptively spacious two-bedroom apartment forms one of just three individually designed residences within a beautifully converted former Sunday school, ideally positioned close to Pateley Bridge High Street.

Thoughtfully arranged and full of character, the property welcomes you via a spacious entrance porch, leading through to a wonderfully light-filled lounge of generous proportions — a perfect space for both relaxing and entertaining. Flowing seamlessly from the lounge is a well-appointed and spacious kitchen, offering practicality without compromising on style.

The apartment boasts two comfortable double bedrooms, including a well-proportioned principal bedroom complete with built-in wardrobes, alongside a neatly presented house bathroom.

Externally, the property enjoys a delightful seating area, perfectly placed to take in elevated views over Pateley Bridge — an ideal spot to unwind and appreciate the surrounding setting.

Blending period charm with modern-day living, this is a rare opportunity to acquire a home of individuality and warmth. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

Pateley Bridge is a popular Nidderdale town offering a broad range of facilities including shopping, every day amenities and cafes/restaurants. There is a primary school and secondary school in the town, both within walking distance. The town is in an Area of Outstanding Natural Beauty and benefits from easy access to Harrogate, Ripon, Knaresborough, Skipton and Leeds.

Directions

Proceed down Pateley Bridge High Street and turn right before the bridge into King Street. Follow the road up the hill and at the top bear left into New Church Street where Yeoman View can be found on the right hand side.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band TBC

Tenure, Services & Parking

- Leasehold. 150 years from 01.01.1986 1 Yeoman View holds the freehold for this property and the one above
- All mains services are installed
- We have been advised there is a leased parking space within the museum car park currently charged at £60 per annum

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

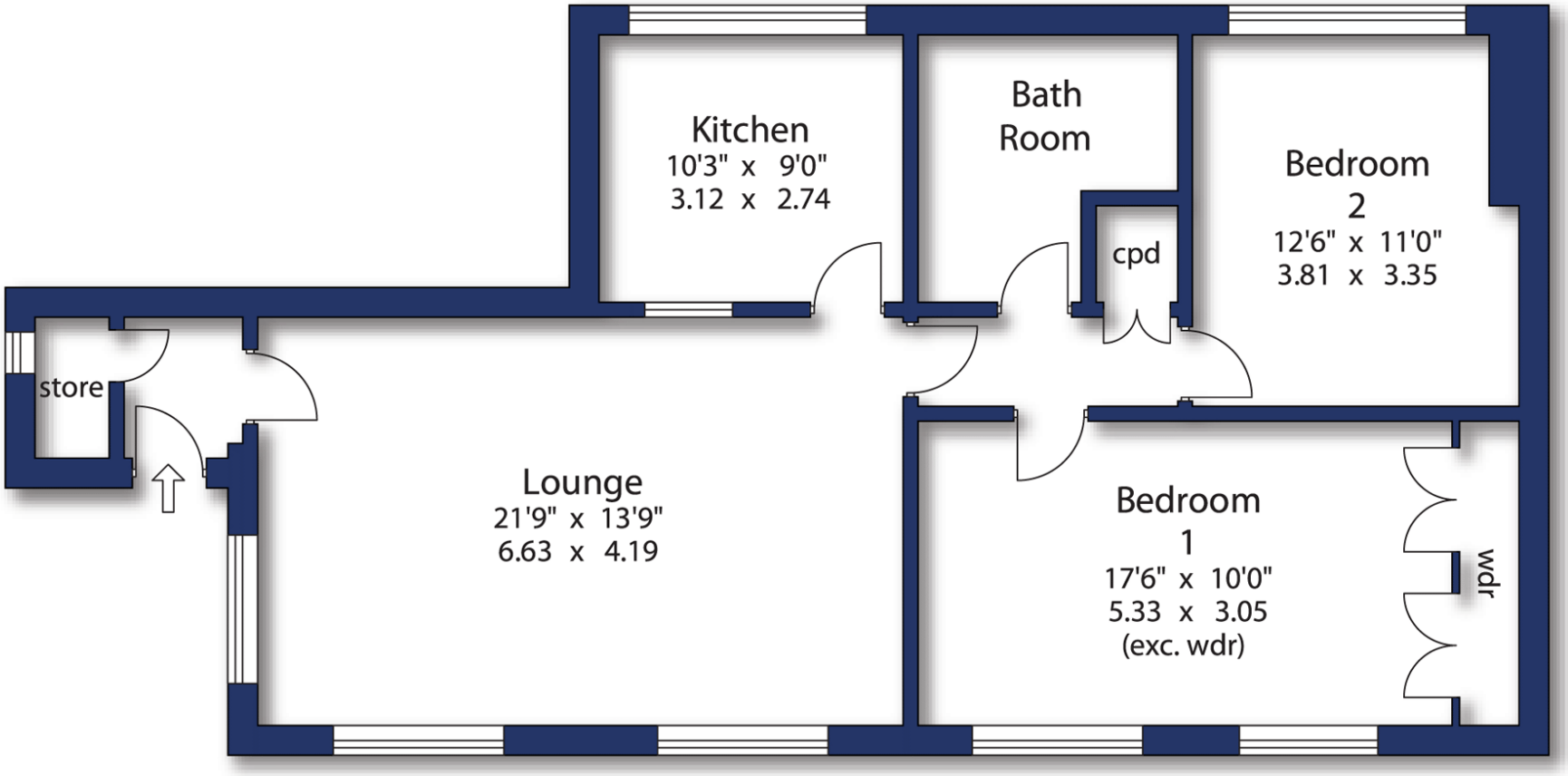
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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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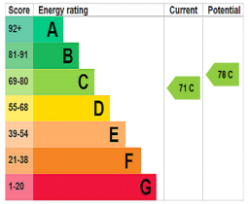




Floorplans



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