



Asking Price £210,000

- Charming village cottage
- Two bedrooms
- Lounge
- Dining Kitchen
- Bathroom
- Pretty front gardens
- Rear courtyard with stone storage shed

1 Grange Terrace, Dacre Banks, Harrogate, HG3 4EJ

A charming two double bedroom cottage with enclosed front garden overlooking the village green, located within close walking distance of an excellent range of amenities and conveniently placed for access to the A59.

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

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dacres.co.uk   



1 Grange Terrace, Dacre Banks, HG3 4EJ

General remarks

The sale of 1 Grange Terrace, offers a wonderful opportunity to purchase this attractive two bedroom stone built cottage, with immense charm and character. The property comprises sitting room, dining kitchen, two bedrooms, house bathroom

The accommodation offers the opportunity to modernise or alter the layout to suit the buyer's requirements (subject to the necessary consents). The cottage is offered with gas-fired central heating and many of the principal rooms are light and airy thanks to traditional sash windows. There is a pretty cottage garden to the front and to the rear a courtyard with useful stone-built storage shed.

Dacre Banks is a popular Nidderdale village which offers facilities catering for most daily needs including a village shop,

health centre and public house. The neighbouring village of Summerbridge hosts a convenience store, post office, primary school and more. The situation is ideal for buyers seeking easy access into the surrounding towns of Harrogate and Pateley Bridge via regular bus service or by car, where more extensive amenities are available including shopping, recreational and leisure facilities.

Further afield, Leeds, York and beyond are convenient for the commuter and Harrogate provides mainline train links.

Directions

From the A59 turn right at the Menwith Hill crossroads, sign posted Pateley Bridge. Pass the Wellington Inn and proceed up the hill into Dacre. Follow the road into Dacre Banks and the property can be found on the left hand side, identified by our For Sale board.

what3words offstage.revolt.rescue

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- All mains services are installed
- 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](#)

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.

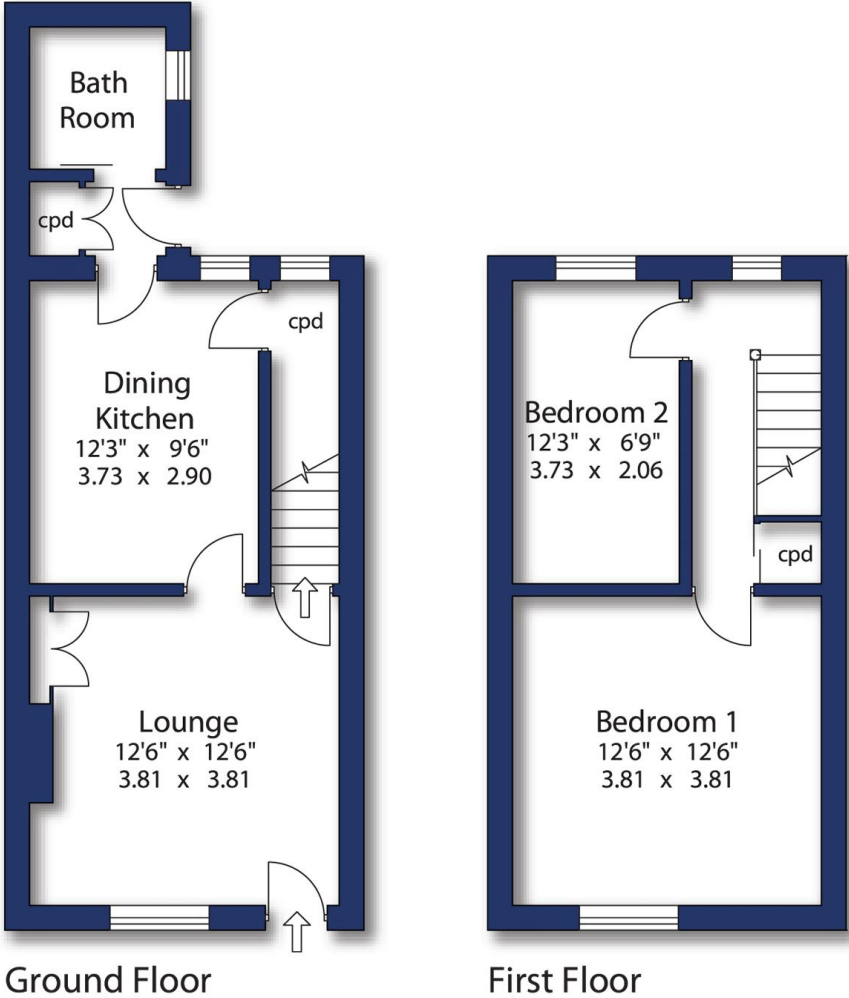
Referral fees

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.

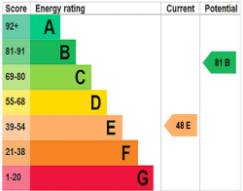
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Floorplans



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