



2A, Church Street, Pateley Bridge, Harrogate, HG3 5LB

A rare opportunity to purchase a one bedroom Grade II listed first/second floor apartment, updated throughout yet retaining many character features, with superb aspects overlooking the popular Pateley Bridge High Street.

Asking Price £175,000

- Grade II listed first / second floor apartment
- Character features throughout
- Modern kitchen and bathroom
- Delightful sitting room
- Spacious layout
- Superb Views over the High Street
- No Onward Chain

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

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General remarks

An excellent opportunity to purchase a Grade II listed, first and second floor apartment recently renovated to a high standard whilst retaining superb character features, enjoying views over the High Street in this popular Dales town. Forming part of the historic street scene, viewing is essential to appreciate the accommodation on offer.

A private entrance gives access to a staircase which leads to the first floor and where you will find an elegant, bright sitting room ideal for relaxation and entertaining. With delightful views over and down the High Street from two feature windows; one a large sash bay window and the other a quirky curved window. The sitting room also benefits from a wood burning stove set on a stone hearth and alcove shelving to the side.

The dining kitchen which has a range of wood effect wall and base units with working surfaces, fitted appliances, space for a dining table, window to the side and original wooden floorboards. A separate utility room provides further storage and has plumbing for a washing machine.

The spacious bathroom is also on the first floor and has been fitted with a modern white three piece suite with shower over the bath and beam to ceiling.

A staircase leads to the second floor where the good size bedroom also enjoys the views to the front and benefits from an adjoining space, ideal as a dressing area. home office or conversion to bedroom two..

Situated in the heart of the popular bustling Nidderdale town of Pateley Bridge, with its varied shops, restaurants, tea rooms, schooling, medical and recreational facilities. Set against the dramatic backdrop of the Nidderdale countryside Pateley Bridge is within easy driving distance of the Cathedral city of Ripon, Spa town of Harrogate and market town of Skipton.

Directions

The property can be found approximately halfway down the High Street, on the right hand side of the road, the entrance to the property being around the corner on Church Street.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Being sold with the freehold interest in the whole building
- 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](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.

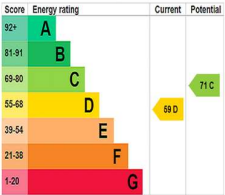
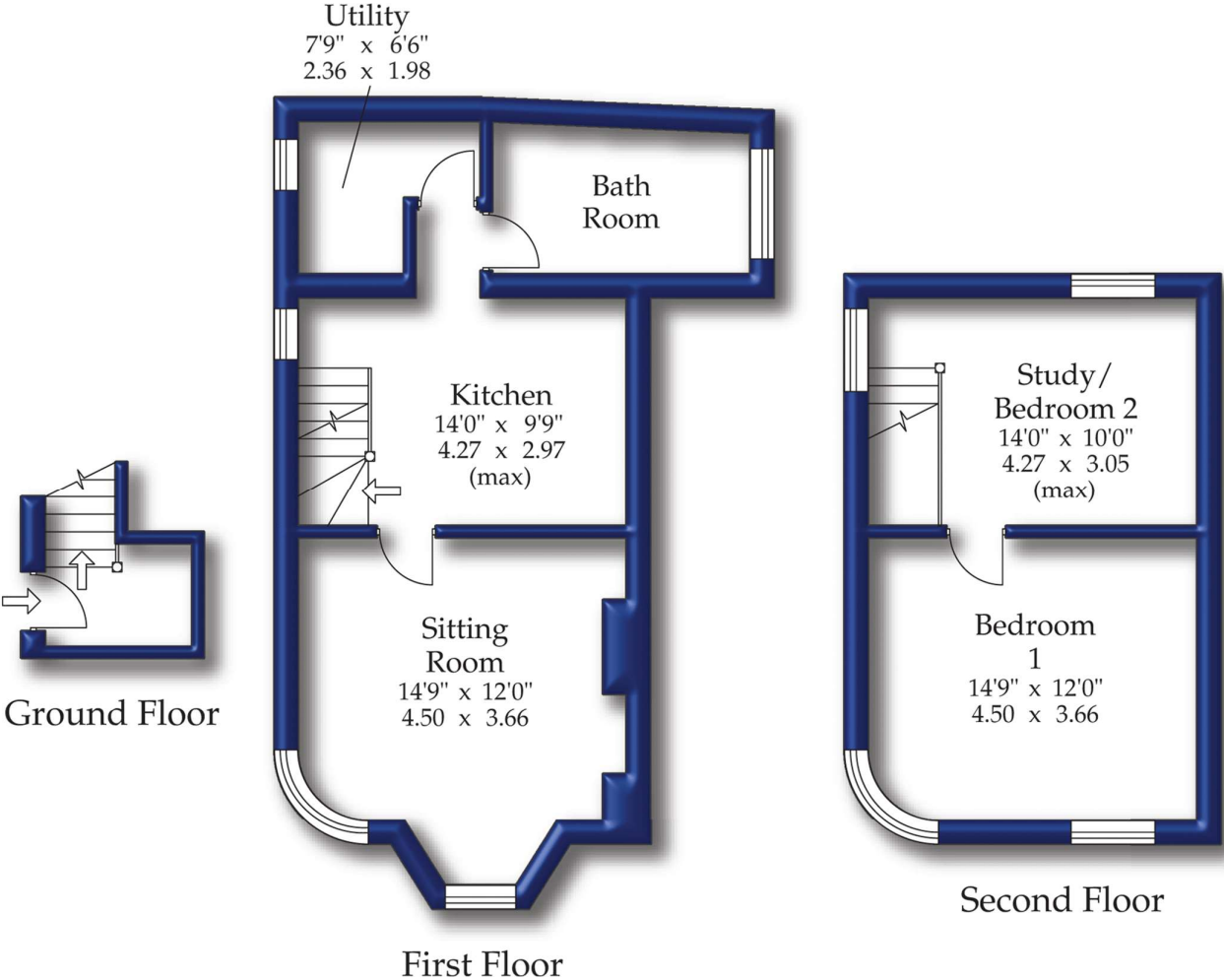
Referral fees

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.

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Floorplans



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.

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