



Guide Price £195,000

- End terrace cottage
- Modern kitchen
- Lounge with feature fireplace
- Two double bedrooms
- Contemporary bathroom
- Rear patio
- Located close to the High Street

1 Church Street, Pateley Bridge, Harrogate, HG3 5LB

A stunning two bedroom end-terrace cottage, beautifully renovated throughout and ready to move straight into. Blending contemporary style with character charm, located close to the bustling Pateley Bridge High Street.

No Onward Chain

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

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1 Church Street, Pateley Bridge, Harrogate, North Yorkshire, HG3 5LB

General remarks

A beautifully renovated two bedroom end-terrace cottage, offering stylish and contemporary accommodation whilst retaining a warm and cosy feel

throughout. Finished to a high standard, the property features a charming living room with a stunning stone fireplace and log-burning stove, creating a wonderful focal point. To the rear, a newly installed modern kitchen provides attractive and practical space with direct access to the enclosed rear yard.

To the first floor are two generous double bedrooms, one having feature fireplace and beam to ceiling, and a beautifully appointed contemporary bathroom suite with shower over the bath.

The property features a rear patio seating area, and while there is no allocated parking available, ample parking options can be found nearby.

The property is ideal for first-time buyers, those downsizing or as an investment property being conveniently situated in the heart of Pateley Bridge, close to various restaurants, public houses, shopping, medical and educational facilities. This attractive Dales town has public transport to the historic spa town of Harrogate and good road links for travelling further afield.

Directions

Proceed down Pateley Bridge High Street, turn right into Church Street opposite Kendall's butchers. The property will be found on the left hand side identified by our For Sale board..

what3words sand.messy.majoring

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B

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.

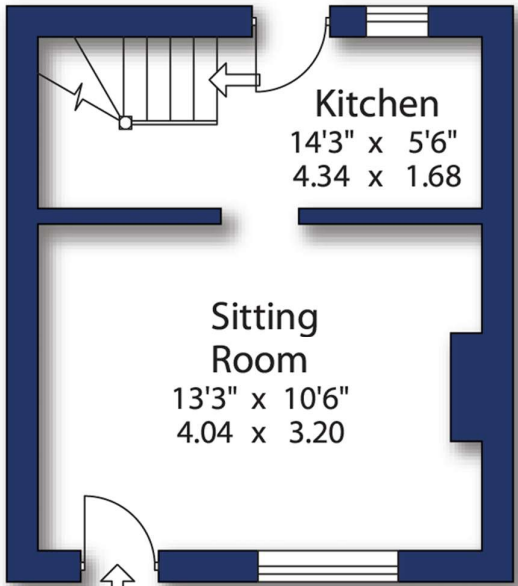
Referral fees

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.

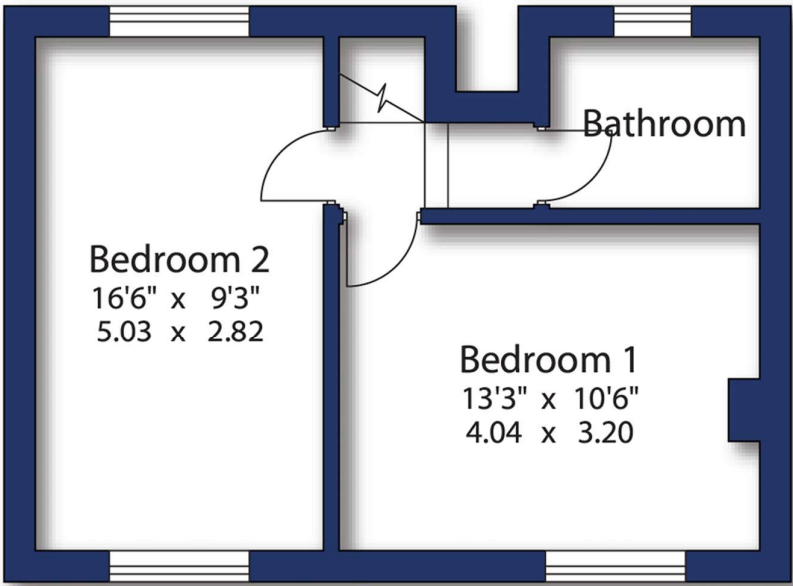
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Floorplans

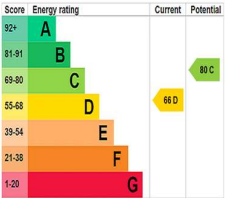


Ground Floor



First Floor

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