



Guide Price £200,000

- Attractive End-Terrace Cottage
- In Need of Modernisation
- Wealth of Original Features and Character
- Stone Fireplace with Log-Burning Stove
- Principal Bedroom with Original Floorboards, Feature Fireplace and Window Seat
- Stunning Far-Reaching Views
- Extensive Rear Garden
- Off-Road Parking
- Close to Pateley Bridge High Street

1 Kell Cottages, Ripon Road, Pateley Bridge, Harrogate, HG3 5NW

This generously proportioned two-bedroom end-terrace property presents a rare opportunity to acquire a home brimming with character, original features, and endless potential. Requiring a programme of modernisation, the property offers the perfect canvas for buyers looking to create a truly special home. No Onward Chain

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General remarks

The accommodation begins with a spacious living room, where a magnificent stone fireplace with log-burning stove creates an impressive focal point and showcases the property's period charm. To the rear, a substantial kitchen diner provides excellent space for family living and entertaining, with scope to be transformed into a stunning contemporary hub of the home.

To the first floor, the principal bedroom is a particularly attractive room, featuring original exposed floorboards, a charming feature fireplace, a delightful window seat, and far-reaching views towards Pateley Bridge and the surrounding countryside. A second generous double bedroom enjoys pleasant outlooks over the extensive rear garden, whilst a spacious bathroom completes the accommodation. Access to the loft is in the master bedroom and we are informed the loft is boarded and insulated.

Externally, the property continues to impress with its sizeable tiered rear garden, predominantly laid to lawn

and offering an abundance of outdoor space. A raised gravelled seating area provides the perfect spot to relax and take in the spectacular elevated views, creating a wonderful extension of the living accommodation during the warmer months.

Further benefits include off-road parking and a highly desirable location, just a short stroll from the amenities, shops, cafés, and attractions of Pateley Bridge High Street.

A character-filled home with immense potential, stunning views, generous gardens, and a prime village location—this is an exciting opportunity not to be missed.

Directions

Proceeding up the High Street onto Ripon Road, Kell Cottages is a terrace on the left hand side.

what3words wagger.bundles.stew

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Parking space for one car
- There is pedestrian access at the rear of the property for the neighbours at Kell Cottages.

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.

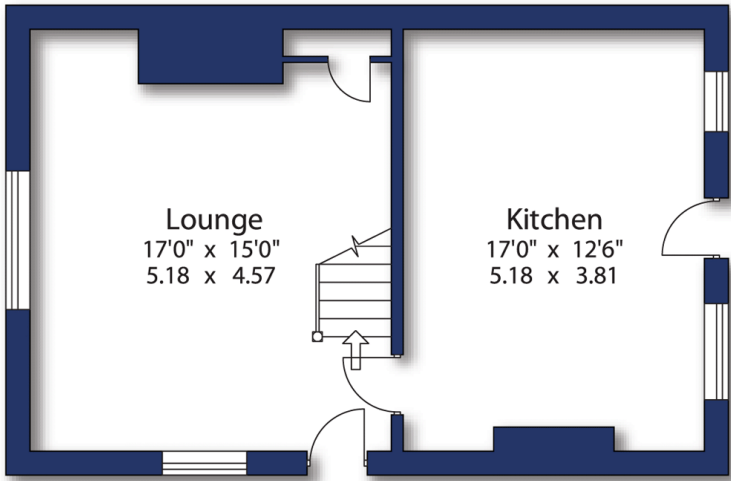
Referral fees

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.

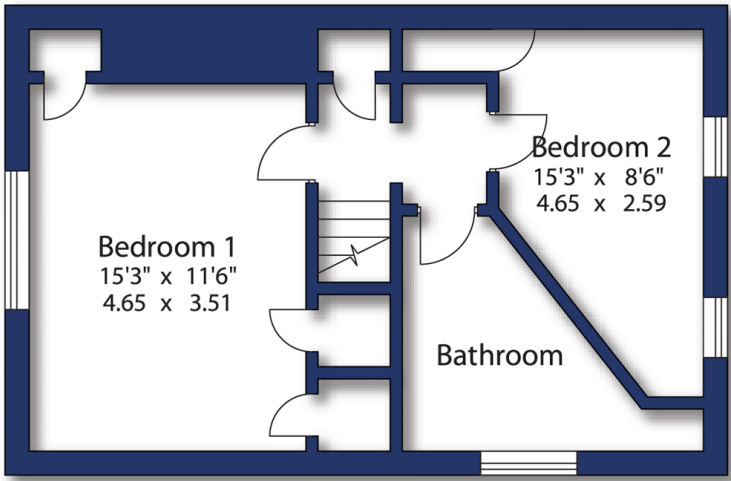
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Floorplans

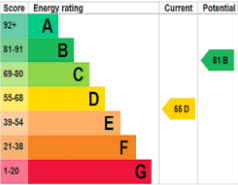


Ground Floor



First Floor

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