



Guide Price £240,000

- Entrance hall with access to a contemporary shower room and integrated garage
- Spacious kitchen / diner with modern units, and door to rear courtyard garden
- Elegant first-floor lounge filled with natural light
- Two bedrooms, including a generous double and a versatile single, plus excellent built-in storage
- One allocated parking space

7 Back High Street, Pateley Bridge, Harrogate, HG3 5JT

This beautifully presented home offers stylish and well-planned accommodation in a highly sought-after central location. Ideal for first-time buyers, professional couples, downsizers or investors, the property is ready to move straight into and combines practicality with attractive modern living.

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

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7 Back High Street, Pateley Bridge, HG3 5JT

General remarks

Perfectly positioned in the heart of Pateley Bridge, this deceptively spacious and beautifully presented home offers stylish, well-planned accommodation, thoughtfully designed to maximise both space and practicality. Ideally suited to first-time buyers, professional couples, those looking to downsize, or investors, this impressive property is ready to move straight into.

Upon entering the property, you are welcomed by an entrance hall leading to a contemporary shower room and an integrated garage, providing excellent storage and secure parking.

To the rear of the home lies the impressive kitchen diner, beautifully appointed with a range of modern units and generous workspace, creating an ideal setting for both everyday living and entertaining. A door opens onto a delightful enclosed courtyard garden, offering a private space to relax or enjoy al fresco dining.

The first floor boasts an elegant and generously

proportioned lounge, bathed in natural light and providing a wonderful place to unwind. Also on this floor are a spacious double bedroom and a further single bedroom, ideal as a guest room, home office or hobby room. Ample built-in storage throughout further enhances the practicality of this superb home.

Combining stylish interiors, deceptively spacious accommodation and an enviable location in the heart of Pateley Bridge, this exceptional home presents a fantastic opportunity to acquire a beautifully presented property in a highly sought-after setting.

Directions

Proceed down Pateley Bridge High Street and before the bridge turn right into King Street. Continue round and turn right before the doctors surgery where the parking area for the properties can be found and number 7 is straight ahead.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- All mains services are installed
- One allocated parking space and ample on street parking available

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.

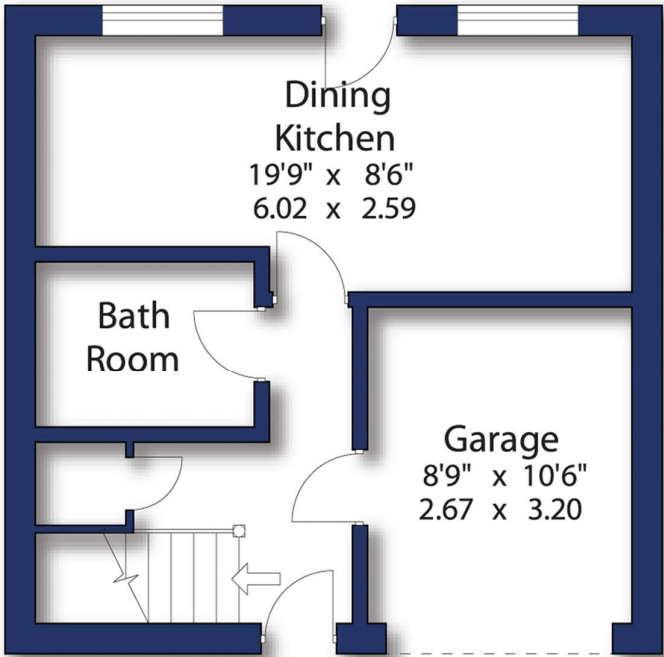
Referral fees

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.

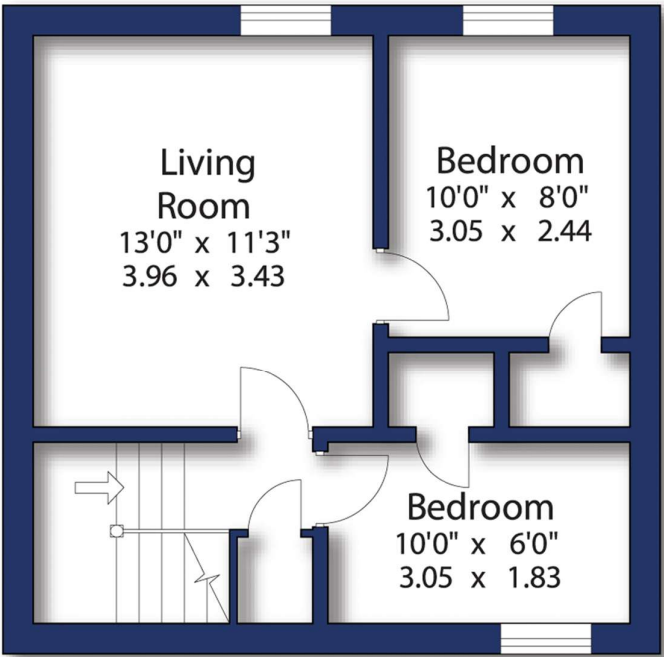
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Floorplans



Ground Floor



First Floor

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