



Asking Price £350,000

- Impressive townhouse close to the town centre in a sought after location
- Versatile four storey layout including Three bedrooms and flexible living space
- Low-maintenance courtyard and balcony ideal for entertaining
- Integral garage plus two parking spaces

2 Nidd Valley Mews, Church Street, Pateley Bridge, HG3 5LB

Set in central Pateley Bridge, this spacious three-bedroom home offers flexible accommodation across four levels, including a breakfast kitchen, versatile reception space with balcony, principal bedroom with en-suite, additional bedrooms, two bathrooms, ample storage and an integrated garage with potential for conversion, subject to consent.

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North Yorkshire, HG3 5AP

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2 Nidd Valley Mews, Church Street, Pateley Bridge, Harrogate, HG3 5LB

General remarks

A spacious and well-presented three-bedroom townhouse, ideally situated in the centre of the popular Nidderdale market town of Pateley Bridge.

Offering generous accommodation arranged over four levels, this is a versatile home with an excellent layout, providing plenty of space for modern family living and the flexibility to adapt the accommodation to suit individual needs.

The ground floor features a well-appointed breakfast kitchen with modern integrated appliances, creating a practical and welcoming space for everyday living. There is also a reception room, currently used as a comfortable sitting room, which could alternatively provide an excellent formal dining area. Doors open from here onto a balcony, providing an attractive outdoor extension to the living space.

A particularly notable feature is the larger-than-average integrated garage, offering excellent storage and parking provision, whilst also presenting the potential to create an additional reception room, home office or other living space, subject to the necessary consents. A downstairs WC and plumbing for a utility area further enhance the practicality of this level.

To the first floor is the principal bedroom, complete with its own en-suite, and a separate family bathroom. An additional room, currently a dining room, could also lend itself well to use as a living room or bedroom, depending on the requirements of the new owner. The second floor provides two further bedrooms and an additional bathroom, creating excellent separation between the accommodation and providing ample space for family, guests or those working from home.

Overall, this is a substantial and adaptable townhouse, offering an excellent amount of accommodation and a range of possibilities for its new owners. The combination of four floors, three bedrooms, multiple bathrooms, reception space, balcony and generous integral garage makes this a particularly interesting home for those looking for something with space and scope to make their own.

Directions

Proceed down Pateley Bridge High Street and turn right after our office, onto King Street. Continue up the hill until just before St Cuthberts Church then turn right into Church Street, where on-street parking can be found on the left hand side. 2 Nidd Valley Mews is on the right hand side, just before Colbeck Lane.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Resident's parking for two cars and integral garage

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.

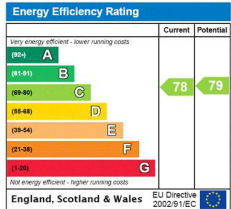
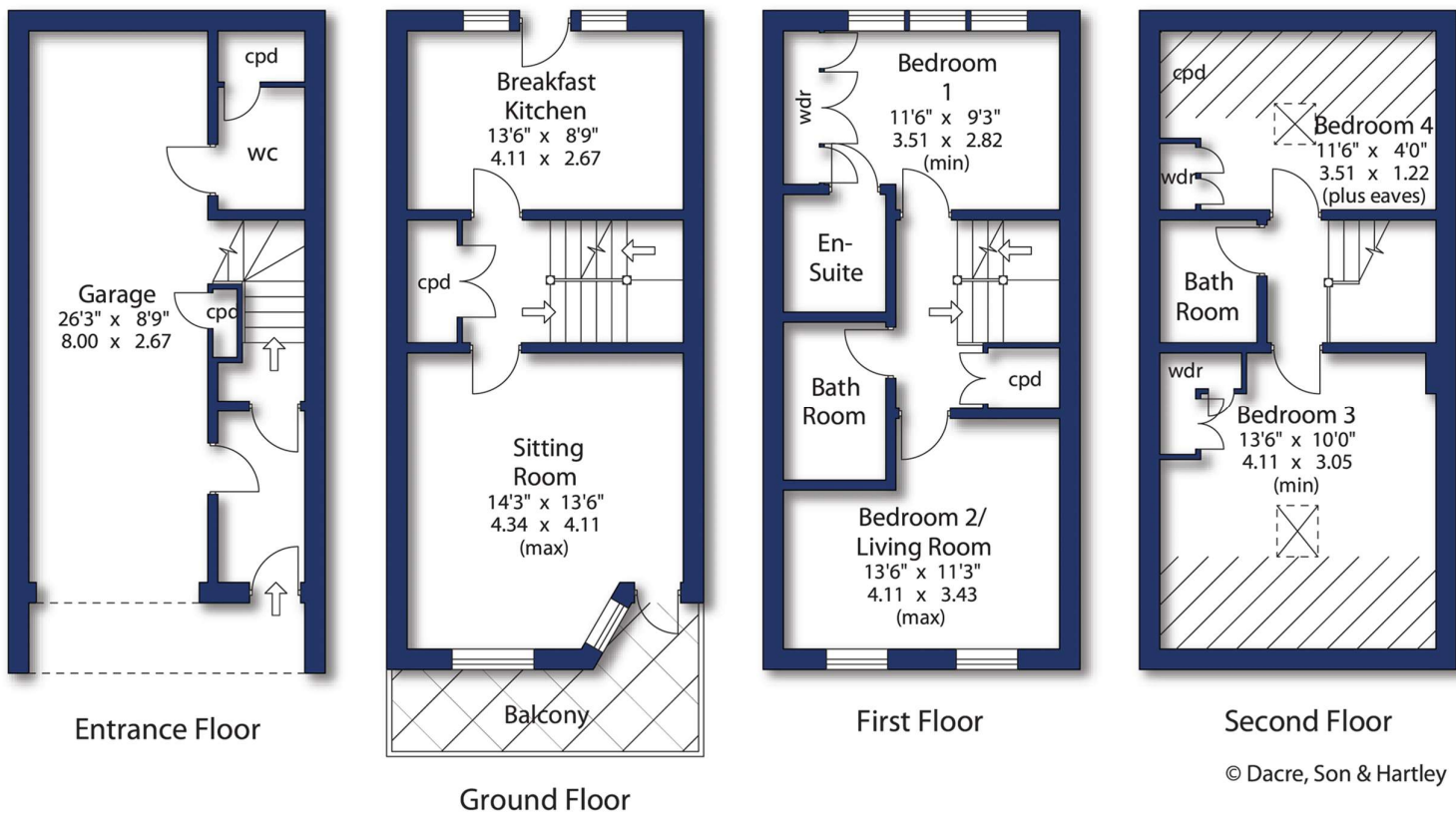
Referral fees

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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