DACRE, SON & HARTLEY
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5 Hamilton Terrace, Pateley Bridge, Harrogate, HG3 5LU

A charming and beautifully presented mid-terrace property, offering spacious accommodation including two bedrooms and two bath / shower rooms, ideally situated just off the High Street in the heart of Pateley Bridge.

Kings House, 13 High Street, Pateley Bridge,
North Yorkshire, HG3 5AP
Tel: 01423 711010
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5 Hamilton Terrace, Pateley Bridge, Harrogate, North Yorkshire, HG3 5LU

Guide Price: £259,950

- Beautifully presented throughout
- Charming character features
- Two double bedrooms
- Lounge with log burner
- Dining Kitchen
- Two bath / shower rooms
- Prime central Pateley Bridge







General remarks

A beautifully presented and deceptively spacious two-bedroom mid-terrace property, ideally positioned just off the High Street in the heart of Pateley Bridge.

Currently successfully utilised as a holiday let, this charming property is presented to an excellent standard throughout and offers an appealing turnkey opportunity for those looking for a permanent residence or investment opportunity.

The accommodation begins with a spacious and light-filled lounge, providing a welcoming place to relax and unwind. A characterful stone fireplace with a log-burning stove creates an attractive focal point and adds warmth and ambience to the room.

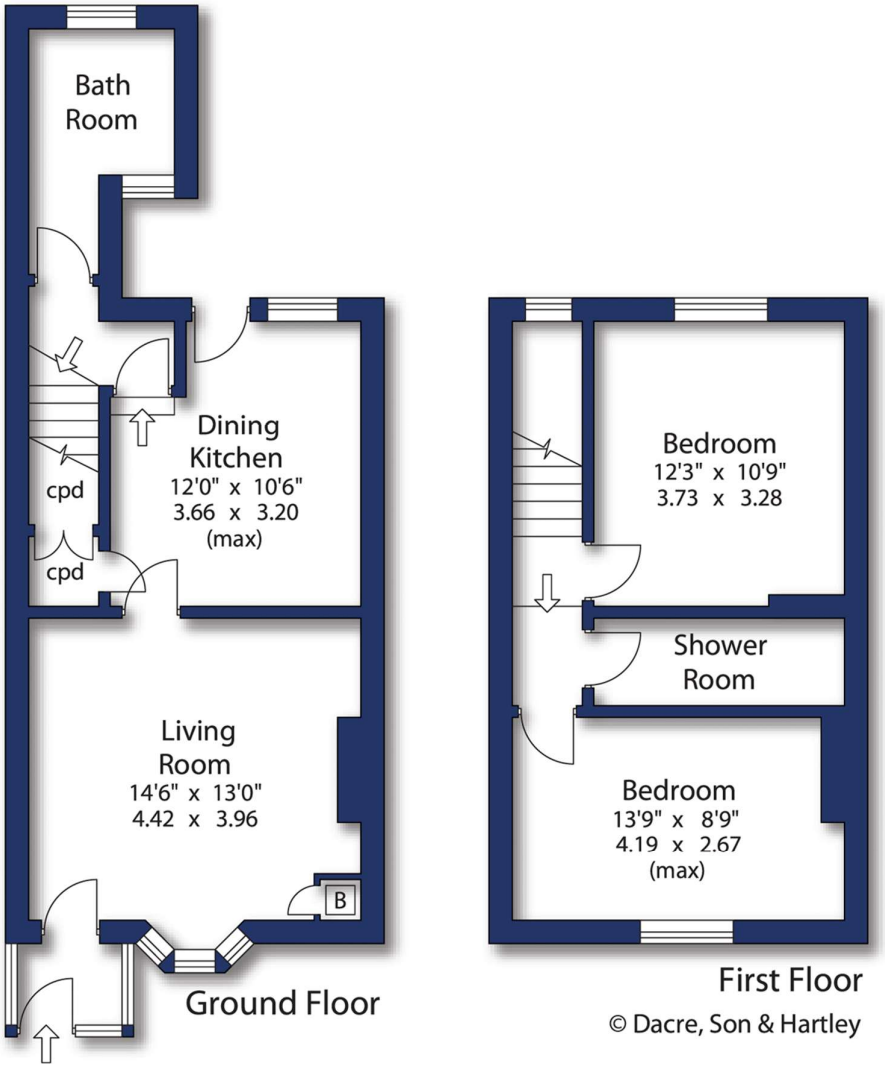
To the rear is a modern kitchen/diner, thoughtfully fitted with a range of contemporary units and integrated appliances, with space for dining and enjoying meals together.

A beautiful bathroom suite is conveniently positioned on the ground floor and complements the contemporary presentation of this floor.

The first floor provides two well-proportioned double bedrooms, both offering comfortable and inviting accommodation. A modern shower room completes this floor

Externally, the property benefits from a private enclosed yard, providing a pleasant low-maintenance outdoor space — ideal for enjoying a morning coffee.

Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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Contact us

01423 711010

pateley@dacres.co.uk

Directions

From our office proceed up the High Street and at the top as the road bends round to the right, continue straight up on Old Church Lane, where the property will be found a little further up on the right hand side.

What3Words farmland.promotion.conga

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Mains gas, electric, water and drainage. Domestic heating is gas.
- 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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