



Guide Price £205,000

- Characterful end terrace cottage
- In the heart of Pateley Bridge
- Beautifully presented with character features
- Two Bedrooms
- Shower Room
- Enclosed rear patio
- Close to all amenities

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

A beautifully presented two-bedroom cottage, ideally positioned in the centre of the popular Nidderdale market town of Pateley Bridge. Delightfully decorated throughout, this warm and inviting home combines character, comfort and practicality. Currently run as a successful holiday let, it offers an excellent turnkey opportunity for those seeking a ready-made investment, holiday retreat or charming permanent home.

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General remarks

Step inside and you are immediately welcomed by a delightful spacious lounge and dining area, beautifully presented with a warm and cosy feel. Character features and tasteful décor create an inviting space in which to relax, dine and entertain.

The lounge leads through to a good-sized, well-stocked kitchen, providing a practical and sociable setting for

preparing meals and enjoying time with family and guests. Thoughtfully arranged and well equipped, the kitchen complements the cottage's comfortable and homely character.

To the first floor are two beautifully presented bedrooms, each offering a peaceful and comfortable retreat. The accommodation is completed by a modern house bathroom, finished in a contemporary style and providing a well-appointed space for everyday convenience. The property also benefits from a rear courtyard seating area, offering a delightful spot for outdoor dining, morning coffee or evening relaxation. With attractive views beyond, it

provides a lovely extension to the living accommodation and a wonderful place to appreciate the surrounding Nidderdale scenery.

A Turnkey Holiday Let or Charming Home

Presented immaculately throughout and decorated with considerable care, this charming cottage is ready to enjoy from day one. Its successful current use as a holiday let offers buyers the opportunity to acquire an established, turnkey business, while its welcoming layout and central location would equally suit use as a permanent residence or weekend retreat.

Directions

Proceed down Pateley Bridge High Street, turn right into Church Street opposite Kendall's butchers. No. 4 can be found on the left hand side.

what3words dustbin.dwarves.abundance

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently A

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.

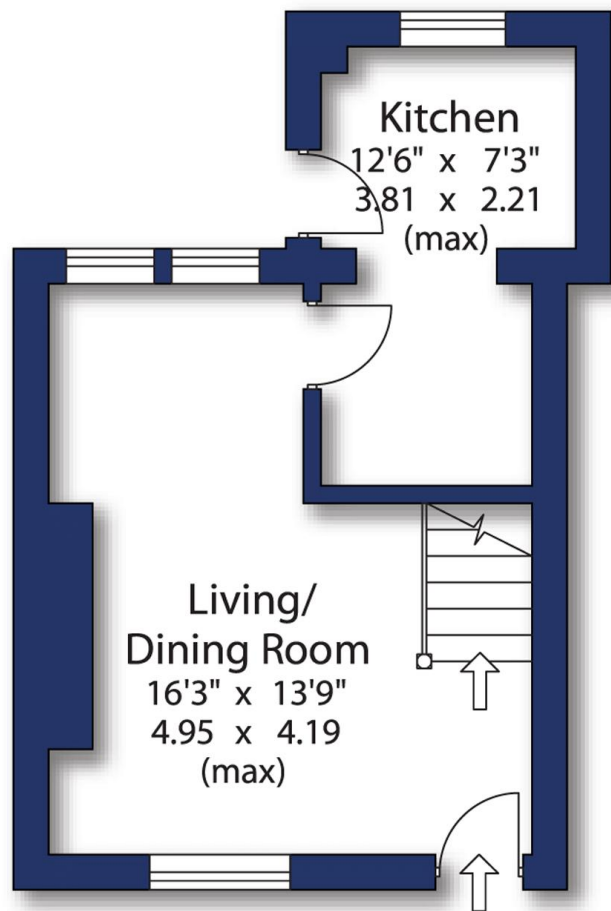
Referral fees

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.

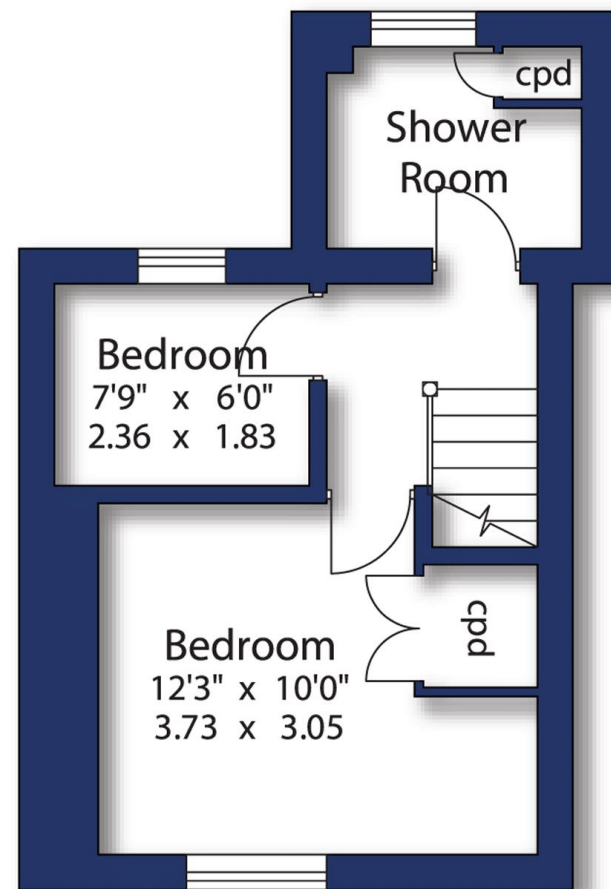
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Floorplans

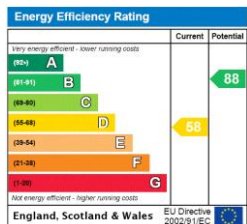


Ground Floor



First Floor

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