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14 The Drive, Pateley Bridge, Harrogate, HG3 5NT

A generously sized and beautifully presented family home, enviably positioned above Pateley Bridge High Street and enjoying elevated views

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North Yorkshire, HG3 5AP
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Guide Price: £315,000

- Deceptively Spacious Layout
- Kitchen/Diner with Separate Utility/WC
- Three Double Bedrooms
- Large Elevated Decked Area
- Off street parking
- Situated in the Nidderdale Area of Outstanding Natural Beauty







General remarks

A generously proportioned and beautifully presented family home, ideally positioned above the High Street in the highly sought-after market town of Pateley Bridge. Offering spacious and versatile accommodation arranged over two floors, the property combines stylish modern presentation with excellent family living space, complemented by attractive gardens, off-road parking and far-reaching elevated views.

The property offers versatile reception/living spaces, providing an excellent degree of flexibility for modern family life.

The principal living room is particularly spacious and features an attractive bay window, creating a light and welcoming environment, together with useful additional storage. A further sitting room provides another comfortable and versatile space, ideal as a snug, family room, home office or quiet retreat.

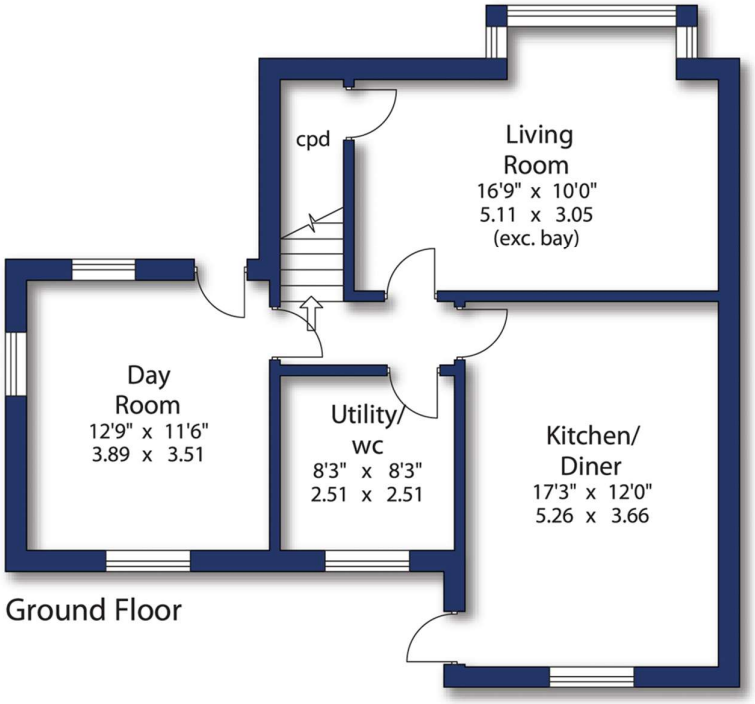
The heart of the home is the generously sized kitchen diner, offering an excellent space for both everyday family life and entertaining. The kitchen is stylishly presented and provides ample room for dining, while a separate utility room adds valuable practical space.

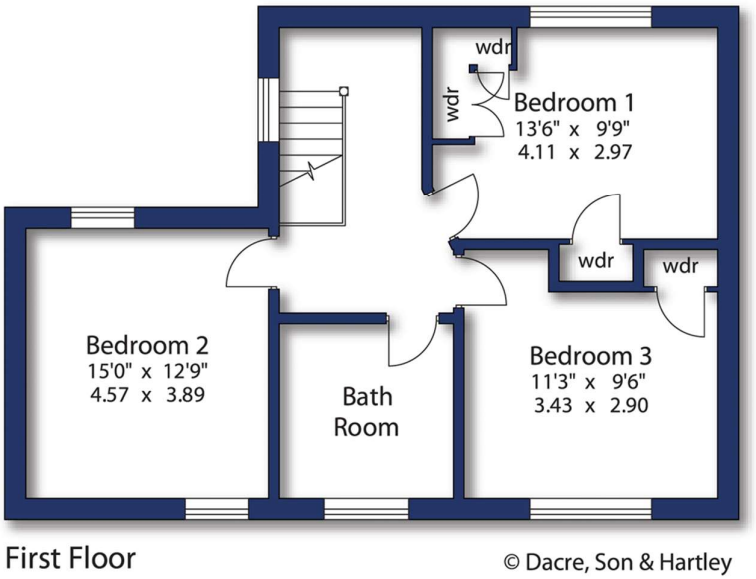
To the first floor are three generously sized double bedrooms, providing excellent accommodation for a growing family or guests.

Externally, the property continues to impress, with off-road parking and gardens extending to the front, rear and side. The elevated position provides lovely views across the surrounding area, with a terraced decked patio creating an ideal spot for outdoor dining, entertaining or simply relaxing and enjoying the outlook.

The front garden provides an attractive approach to the property, while to the rear is a flagged patio area, together with useful rear access. The combination of outdoor space, parking and elevated views is a particularly desirable feature for a property so conveniently situated for Pateley Bridge's High Street and amenities.

Floorplans



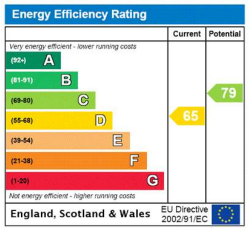


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Contact us

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Directions

On entering Pateley Bridge, turn right into Old Church Lane (at the top of the High Street), continue and turn right into The Avenue and straight ahead into The Drive, where no. 14 can be found on the left hand side at the head of the cul-de-sac, identified by a Dacre, Son & Hartley for sale board.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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