



Guide Price £140,000

- Spacious top-floor apartment
- Stunning views over Pateley Bridge
- Modern kitchen breakfast room
- Generous lounge / dining area
- Flexible two-bedroom layout with scope for reconfiguration
- Characterful features including exposed beams
- Stylish shower room
- Allocated parking space

4 The Old Brewery, Bridgehouse Gate, Pateley Bridge, Harrogate, HG3

This property is being sold via The Modern Method Auction - A spacious and characterful top floor two bedroom apartment enjoying stunning views over Pateley Bridge, featuring exposed beams throughout and stylish interiors, situated in a sought-after location within walking distance of the High Street.

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

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4 The Old Brewery, Bridgehouse Gate, Pateley Bridge, HG3 5HQ

General remarks

A unique opportunity to acquire this spacious and thoughtfully configured two-bedroom top floor apartment, enjoying elevated views across Pateley Bridge and the surrounding countryside.

The property offers well-balanced accommodation, and is accessed from the ground floor by a staircase to a first floor reception hall, giving access to an impressive lounge / diner with exposed beams and ornamental panelling to one wall. There is a modern and generously proportioned kitchen with a generous provision of fitted cabinets with working surfaces and breakfast bar.

The principal bedroom has been cleverly adapted to incorporate excellent built-in storage, along with a useful upstairs utility area, maximising space and practicality. The second bedroom has been creatively divided to form two separate areas: a bedroom with Velux windows and an additional room currently used for sleeping. With the addition of a Velux window (subject to the necessary permissions), this

additional space would be ideal as a further bedroom, dressing room, or home office. Alternatively, the layout could easily be reverted to create two spacious bedrooms. The apartment is complemented by a stylish, well-appointed shower room and forms part of a characterful building showcasing exposed beams throughout.

To the outside, there is an allocated parking space within the lower level car park.

This is a perfect setting for the purchaser seeking ease of access to the range of amenities in Pateley Bridge High Street. There is an excellent supermarket on your doorstep along with the local recreation and showground and comprehensive road links to major commercial centres.

Directions

Proceed out of Pateley Bridge High Street over the bridge and take the second turning on the right hand side. The Old Brewery is the last property on your right hand side.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Leasehold – 999 years from 01.08.1986. We have been advised that all residents pay £150 per month into a shared fund to assist with repairs and maintenance and to cover the cost of building insurance.
- The property can only be used as a private dwelling – not for rental or holiday letting.
- All mains services are installed
- One allocated parking space

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.

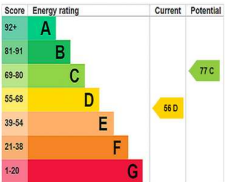
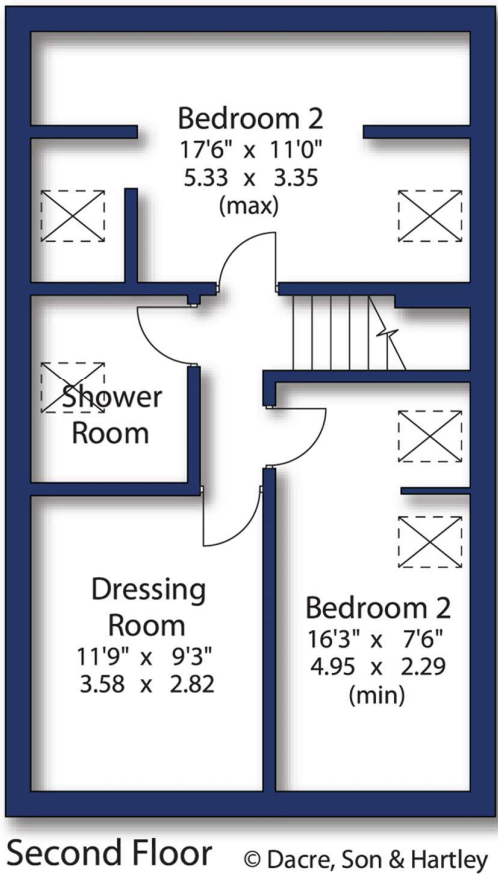
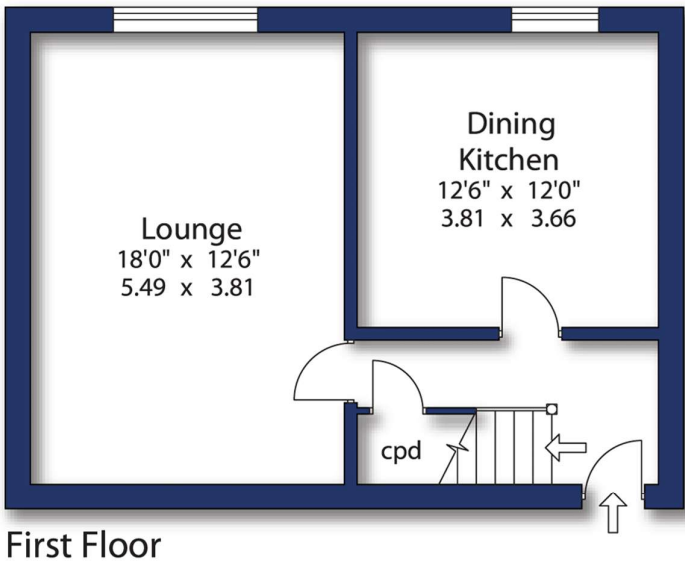
Referral fees

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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