DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £350,000

- Deceptively spacious three-bedroom semi-detached Victorian property
- Open-plan kitchen, dining and living space with central island and log-burning stove
- Useful utility room, downstairs WC, cellar and spacious loft room with eaves storage
- Attractive period features, including a fireplace in the principal bedroom
- Off-road parking and a mature rear garden with raised patio and elevated views

1 Park View, Ripon Road, Pateley Bridge, HG3 5NN

A beautifully presented Victorian home offering generous, versatile accommodation, combining period character with modern practicality in the popular setting of Pateley Bridge. The property benefits from sociable living space, useful additional areas, off-road parking and a delightful garden with elevated views.

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North Yorkshire, HG3 5AP
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1 Park View, Ripon Road, Pateley Bridge, HG3 5NN

General remarks

A deceptively spacious and beautifully presented three-bedroom semi-detached Victorian property, ideally positioned in the heart of Pateley Bridge. Combining traditional character with well-planned modern accommodation, this delightful home offers considerably more space than its attractive exterior might initially suggest.

At the heart of the property is a fabulous open-plan kitchen, dining and living space, creating a wonderful sociable area for both everyday family life and entertaining. The modern kitchen is fitted with a central island, while the living room benefits from a log-burning stove, adding warmth and character. The accommodation is further complemented by a useful utility room and downstairs WC, while a cellar provides excellent additional storage.

To the first floor are three generously proportioned bedrooms together with a well-appointed house bathroom. Bedroom one features an attractive fireplace, adding a lovely focal point and further enhancing the character of the room. The third bedroom benefits from stairs leading to a particularly spacious loft room, which enjoys useful eaves storage and a Velux window, offering an excellent additional area that could be used for a variety of purposes.

Externally, the property enjoys the considerable benefit of off-road parking, together with a delightful rear garden providing a pleasant outdoor space in which to relax and enjoy the surroundings. The garden features mature planting and a well-established garden area, together with a raised patio that enjoys elevated views.

An appealing home offering generous accommodation, useful additional space and a lovely blend of Victorian character and modern practicality, all within the popular and picturesque setting of Pateley Bridge.

Directions

Proceeding from our Pateley Bridge office to the top of the High Street and onto Ripon Road, Park View will be past the Methodist Church on the left hand side identified by our For Sale board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- Mains gas, electricity, water and drainage are installed. Domestic heating is via a gas fired boiler.
- 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

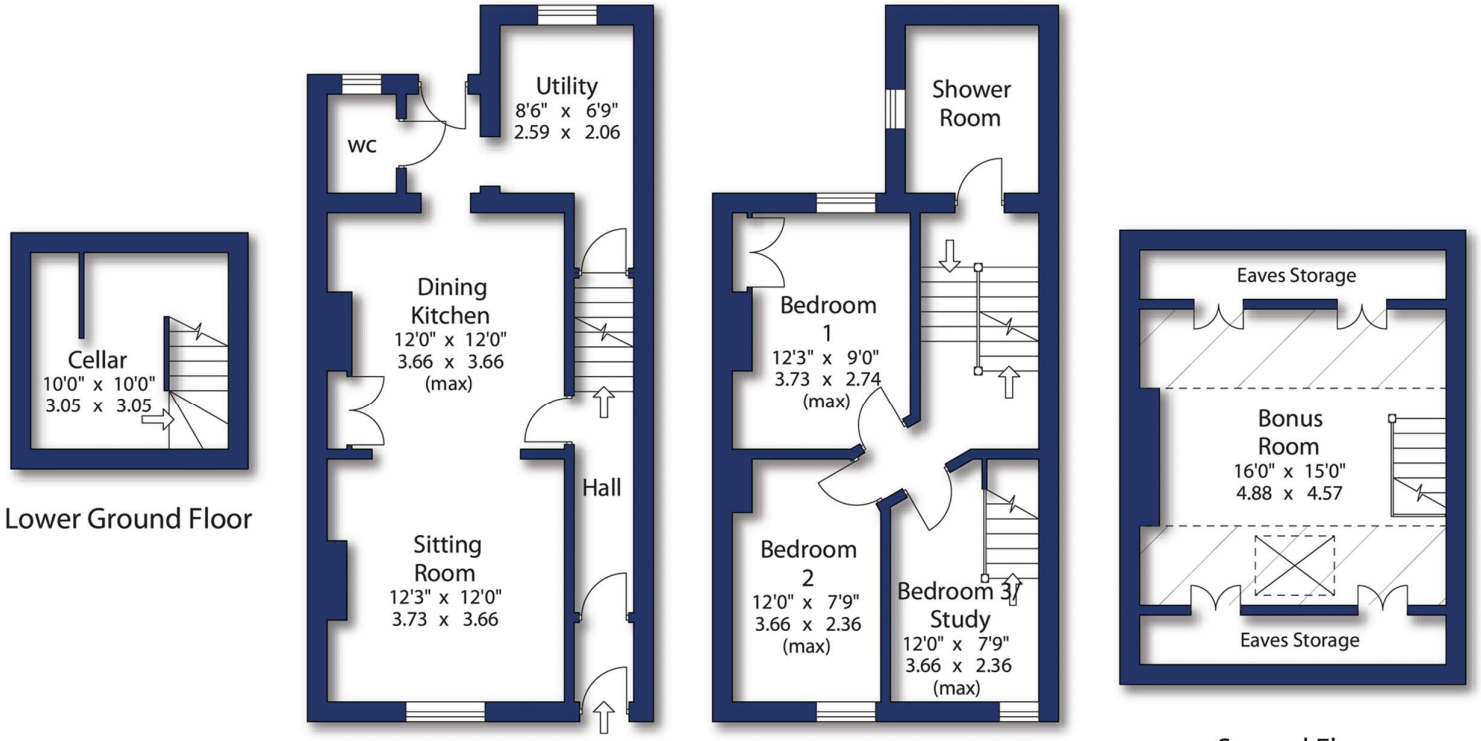
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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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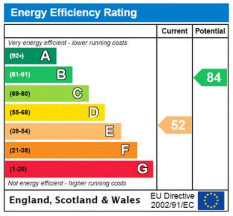




Floorplans



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