DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £239,950

- Beautifully presented two-bedroom stone cottage
- Peaceful Nidderdale hamlet location
- Two generous double bedrooms with countryside views
- Contemporary living with charming character features
- Private courtyard terrace overlooking open countryside

4 Pudsey Terrace, Low Laithe, Harrogate, HG3 4BY

A delightful and deceptively spacious stone cottage, beautifully presented throughout, blending traditional character with contemporary style and enjoying wonderful open countryside views, making it an ideal permanent home or rural retreat.

Kings House, 13 High Street, Pateley Bridge,
North Yorkshire, HG3 5AP
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4 Pudsey Terrace, Low Laithe, Harrogate, HG3 4BY

General remarks

A delightful and deceptively spacious two-bedroom stone cottage, peacefully situated within the sought-after hamlet of Low Laithe, in the heart of the beautiful Nidderdale countryside. Enjoying an enviable position overlooking adjoining fields and open countryside, this beautifully presented home combines traditional character with stylish contemporary living.

The property welcomes you into a spacious sitting room, featuring a charming stone fireplace with a wood-burning stove, creating a warm and inviting focal point and the perfect space in which to relax and unwind. The accommodation flows naturally through to the well-equipped kitchen diner, thoughtfully designed for modern living and entertaining. The kitchen features a range of integrated appliances, complemented by attractive solid oak worktops, creating a stylish yet practical heart to the home.

To the first floor are two generous double bedrooms, both enjoying lovely views across the surrounding countryside, together with a modern family bathroom.

Externally, the property benefits from a delightful courtyard terrace, providing an ideal space for outdoor dining, morning coffee or simply sitting back and enjoying the peaceful rural setting and open countryside beyond.

Combining charm, character and contemporary comfort, this wonderful cottage offers an appealing opportunity for those seeking a peaceful Nidderdale retreat, permanent home or countryside escape, with beautiful surroundings right on the doorstep.

Low Laithe is a popular Nidderdale village offering convenient access to both Harrogate and Pateley Bridge as well as the beautiful countryside including walks along The River Nidd and Brimham Rocks nearby. The property is within easy reach of the village's public house, bus stop and bridleways, extensive amenities catering for most daily needs are provided at the neighbouring village of Summerbridge where there is a primary school, shop, post office, petrol station and garage. There is a regular bus service and easy road access into Harrogate and Pateley Bridge which each offer more extensive facilities and give access to Ripon, York and further afield.

Directions

Proceed out of Pateley up the High Street and follow the B6165 until you reach Low Laithe. after passing the Olde Oak public house continue a little further along where the property will be found on the left hand side identified by our For Sale board.

what3words dined.risking.pampering

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B

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

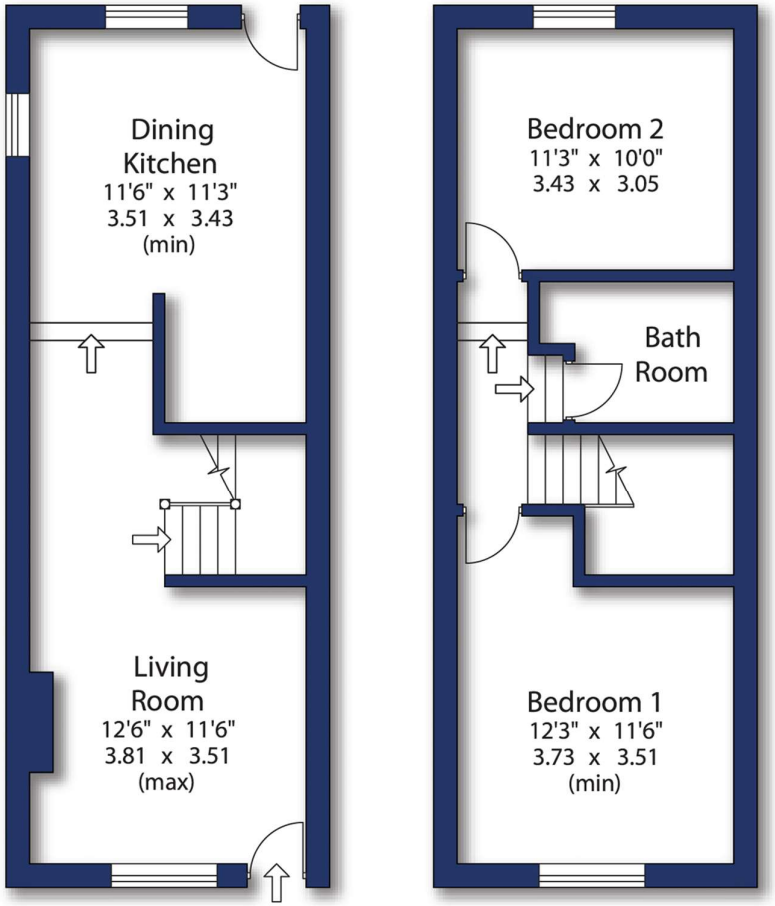
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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



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