



Guide Price £220,000

- Convenient town centre location
- Lounge with log burning stove
- Dining kitchen
- Ground floor shower room
- Two bedrooms
- Lower ground floor snug
- Generous size garden

21 Park Road, Pateley Bridge, Harrogate, HG3 5JS

A delightful two-bedroom mid-terrace cottage, ideally positioned in the centre of the popular Nidderdale market town of Pateley Bridge. Currently successfully used as a holiday let, this charming property offers spacious and versatile accommodation, together with a surprisingly generous garden. No Onward Chain.

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General remarks

Step inside and you are immediately welcomed by a warm and inviting lounge, featuring beautiful solid wood flooring and a characterful log-burning stove, creating a cosy focal point to this light and airy reception room.

The lounge leads through to a well-proportioned kitchen/diner, providing a practical and sociable space for everyday living or entertaining. A shower room completes this level.

To the first floor are two bedrooms. The principal double bedroom enjoys a lovely character feature fireplace surround, while the second bedroom is a useful single room, ideal for children, guests or as a home office.

The property also benefits from a lower-ground-floor snug, offering an additional flexible living space that could be used as a cosy retreat, television room or occasional guest accommodation. A useful utility cupboard provides further practicality.

From the lower ground floor, doors lead outside to a small patio area and a surprisingly generous garden, offering an excellent space for outdoor dining, relaxing or enjoying the beautiful surroundings of Nidderdale.

The property is conveniently situated in the heart of Pateley Bridge, close to various restaurants, public houses, shopping, medical and educational facilities. This attractive Dales town has public transport to the historic spa town of Harrogate and good road links for travelling further afield.

Directions

From our office proceed down the High Street and turn right into King Street. Follow the road around and turn right into Park Road, where the property will be found a little further along on the right hand side.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is TBC

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.

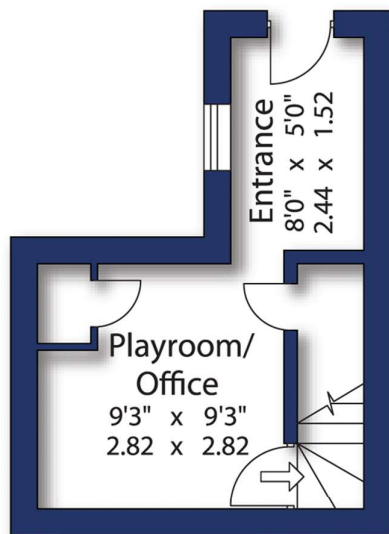
Referral fees

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.

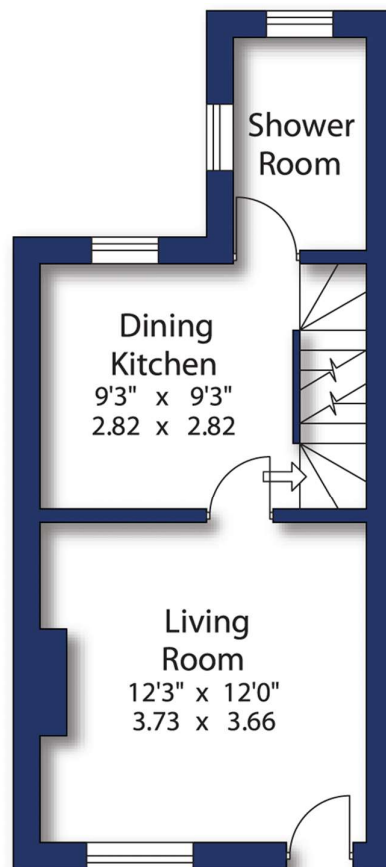
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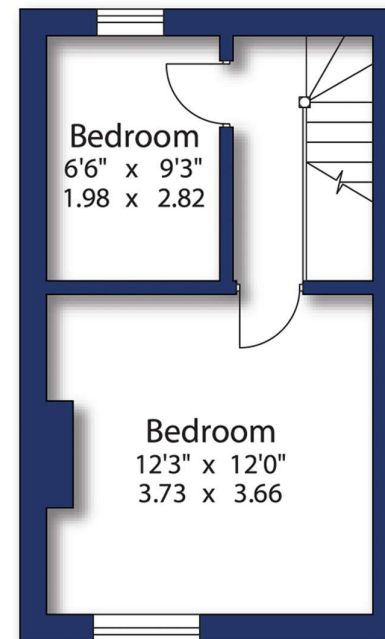
Floorplans



Lower Ground Floor



Ground Floor



First Floor

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EPC TO ADD

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