DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £169,995

- Characterful terraced cottage
- One bedroom accommodation
- Beautifully presented with character features
- Rear patio area
- Excellent location close to the High Street
- No Onward Chain

Winn Cottage, 2 Church Street, Pateley Bridge, Harrogate, HG3 5LB

A characterful one bedroom mid terrace cottage with patio to rear, in the heart of the town centre. Fitted with modern kitchen and bathroom, yet retaining the cottage's original charm - ideal holiday home, investment or first time purchase.

Kings House, 13 High Street, Pateley Bridge, North Yorkshire, HG3 5AP
Tel: 01423 711010
Email: pateley@dacres.co.uk

dacres.co.uk







Winn Cottage, 2 Church Street, Pateley Bridge, Harrogate, HG3 5LB

General remarks

Introducing a charming pre-1920 terraced house situated in the heart of the town centre. This delightful property boasts one bedroom, offering a cosy and intimate living space. Stepping inside, you will be greeted by a warm and inviting atmosphere, perfect for those seeking a comfortable retreat.

The property features a rear patio area, providing a tranquil space to relax and unwind. While there is no allocated parking available, ample parking options can be found nearby.

Conveniently positioned in the town centre, residents will have easy access to a plethora of amenities including shops and restaurants. There is a regular bus service to Harrogate and good transport links to Leeds, York and beyond.

This period property presents a unique opportunity for first-time buyers, investors or those looking to downsize. Don't miss out on this charming abode in a prime location.

Directions

Proceed down Pateley Bridge High Street, turn right into Church Street opposite Kendall's butchers. Winn Cottage can be found on the left hand side.

what3words image.ballparks.spillage

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- All mains services are installed
- No allocated 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

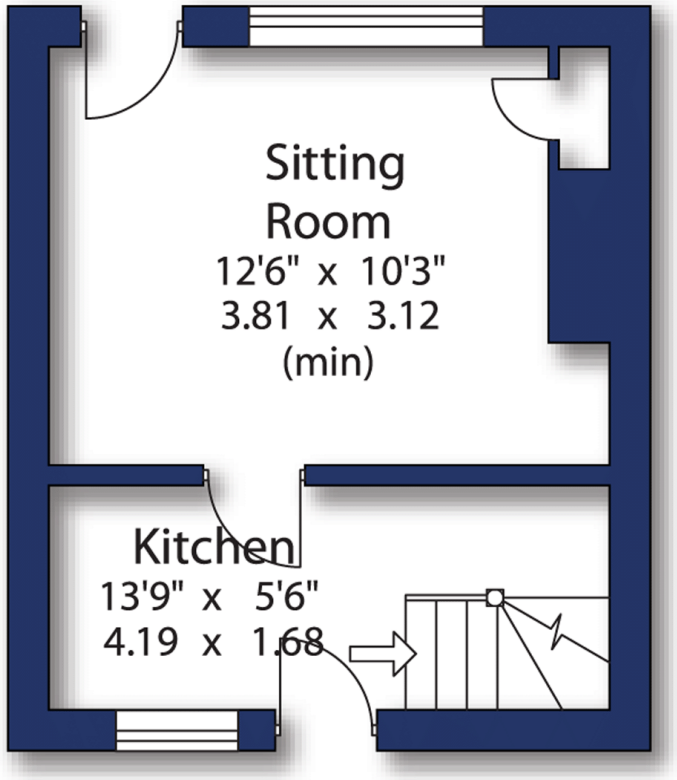
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

Dacres Ref: WET230130

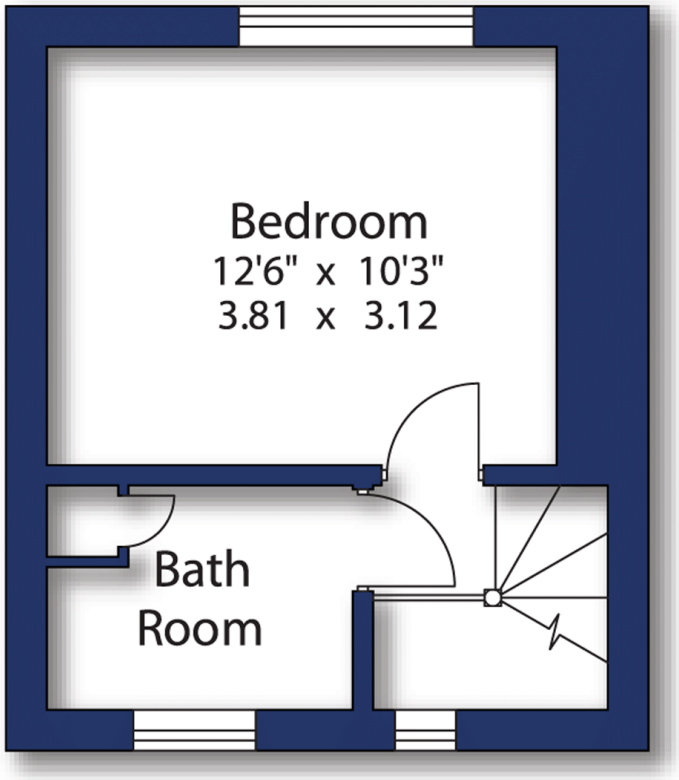




Floorplans

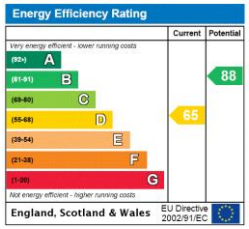


Ground Floor



First Floor

© Dacre, Son & Hartley



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Contact us
01423 711010
pateley@dacres.co.uk