



12 Panorama Close, Pateley Bridge, Harrogate, HG3 5NY

An impressive four-bedroom detached home enjoying breathtaking, far-reaching views across Nidderdale, combining generous living space with a wealth of practical features including solar panels. Set within attractive tiered gardens, the property benefits from a double garage

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

Tel: 01423 711010

Email: pateley@dacres.co.uk

dacres.co.uk   



**12 Panorama Close, Pateley Bridge,
Harrogate, North Yorkshire, HG3 5NY**

Guide Price: £550,000

- Four-bedroom detached family home
- Spacious accommodation
- Breathtaking, far-reaching views across Nidderdale
- Double garage, workshop and extensive garden facilities
- Tiered rear garden



General remarks

An excellent opportunity to acquire a spacious four-bedroom detached home, enviably positioned to enjoy breathtaking, far-reaching views across Nidderdale. Offering a wonderful combination of modern comforts, generous accommodation and attractive gardens, this impressive property provides a superb setting for both family life and entertaining.

The accommodation is thoughtfully arranged over two principal floors, complemented by a lower-level double garage and a range of useful outbuildings. The property also has the benefit of an EV charging point and solar panels with 10KW of battery storage. A welcoming entrance leads into the spacious lounge, with an open fire featuring a smokeless coal-burning grate providing an attractive focal point. French doors lead through to a conservatory with elevated views, complemented by characterful exposed brick walls. To the rear is a separate dining room, featuring underfloor heating and providing a comfortable space for family meals and entertaining. The dining room leads through to the kitchen/breakfast room, fitted with a good range of cabinetry, integrated appliances and waste disposal, together with underfloor heating. From here, a useful utility room provides additional practical space. A WC then completes the downstairs accommodation. The first floor provides four well-proportioned

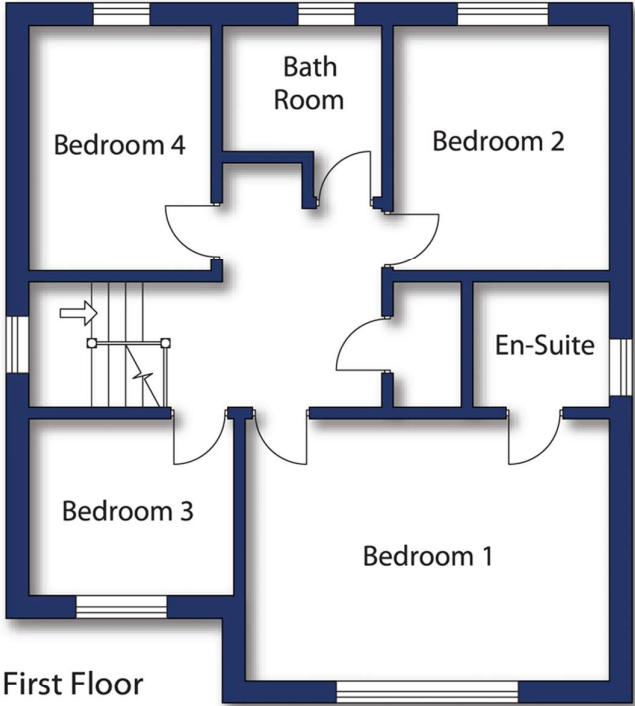
double bedrooms, offering excellent flexibility for family living, guests or home working.

The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the well-appointed house bathroom.

The property is approached via a double driveway, providing ample off-road parking and leading to the integral double garage. The front garden features a lawned area with steps leading up towards the house, while the rear garden is a particularly attractive feature. A series of steps wind through the tiered lawned garden, incorporating two paved seating areas and a pond, creating a wonderful space in which to relax and enjoy the views. At the upper level of the garden is an excellent selection of additional facilities, including a summer house, greenhouse, polytunnels and a substantial insulated workshop/office/music room which benefits from mains electric, water and drainage.

The property also enjoys a particularly special connection to the surrounding countryside, with a gate providing direct access to a path forming part of the Nidderdale Way, which also leads towards Pateley Bridge. This provides wonderful opportunities for walking and enjoying the outstanding landscape on the doorstep.

Floorplans



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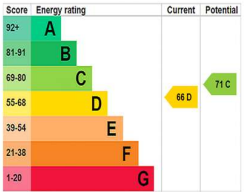
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Contact us



01423 711010



pateley@dacres.co.uk

Directions

From our office proceed up Pateley Bridge High Street and follow the road around to the right. After passing the entrance to Harefield Hall on the right continue along and turn left into Panorama Way. Continue up and turn left into Panorama Close where the property will be found a little further down on the right hand side.

What3Words hazy.influencing.frame

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Driveway and integral double garage

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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