



Guide Price £249,950

- Exceptional three-bedroom home
- Stunning views across the park and surrounding countryside
- Spacious open-plan lounge and dining room
- Attractive kitchen plus WC/utility room
- Principal bedroom with fitted wardrobes
- Modern shower room
- Stairlift providing enhanced accessibility
- Short walk to the High Street and local amenities

4 Parkside, Low Wath Road, Pateley Bridge, Harrogate, HG3 5HL

Beautifully presented and finished to a high standard throughout, this three bedroom property offers spacious and versatile accommodation in a highly convenient location, close to the Pateley Bridge High Street. **No Onward Chain**

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

Tel: 01423 711010

Email: pateley@dacres.co.uk

dacres.co.uk   



4 Parkside, Low Wath Road, Pateley Bridge, HG3 5HL

General remarks

Parkside is an exceptional and beautifully presented three-bedroom home, enviably positioned in the heart of the popular market town of Pateley Bridge. Enjoying breathtaking views across the picturesque park and surrounding countryside, this superb property offers spacious, well-appointed accommodation finished to a high standard throughout. Ideally suited to downsizers or those seeking a peaceful yet convenient lifestyle, the property is located just a short stroll from Pateley Bridge High Street,

providing easy access to an excellent range of local shops, cafés, amenities and healthcare facilities.

The accommodation is thoughtfully arranged and designed with practicality in mind. The ground floor features a generous open-plan lounge and dining room, creating a bright and inviting living space perfect for both everyday living and entertaining. A large storage cupboard provides excellent practicality, whilst a useful WC/utility room adds further convenience. The delightful kitchen is fitted with an attractive range of solid wood cabinetry, complemented by generous work surfaces and integrated appliances.

To the first floor, the spacious principal bedroom enjoys wonderful elevated views across the park and benefits from fitted wardrobes. A second double bedroom offers comfortable guest accommodation, whilst the third bedroom, complete with built-in wardrobes, provides flexibility as a bedroom, dressing room or home office. Completing the accommodation is a contemporary shower room, finished with

modern fixtures and fittings.

Further enhancing the property's versatility is the inclusion of a stairlift, offering additional accessibility and making the home particularly attractive to those seeking accommodation suitable for later life, but can easily be removed.

Outside, the area immediately in front of the house is for the exclusive enjoyment of the property, although some of the adjoining leaseholders do have a pedestrian right of way. Number 4 benefits from a designated parking space in the adjacent car park, which is currently being re-developed as a part of the upgrades currently underway at the Pateley Bridge Dental Practice.

Combining an enviable location, stunning outlook, generous living accommodation and excellent accessibility, Parkside offers the opportunity to acquire a truly delightful home in one of Nidderdale's most sought-after settings.

Directions

From our office proceed down the High Street, over the bridge and turn right onto Low Wath Road. The property will be found a little further along on the left hand side.

what3words toddler.builder.towel

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Leasehold. 250 years from 1st January 2006
- All mains services are installed
- One allocated parking space
-

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.

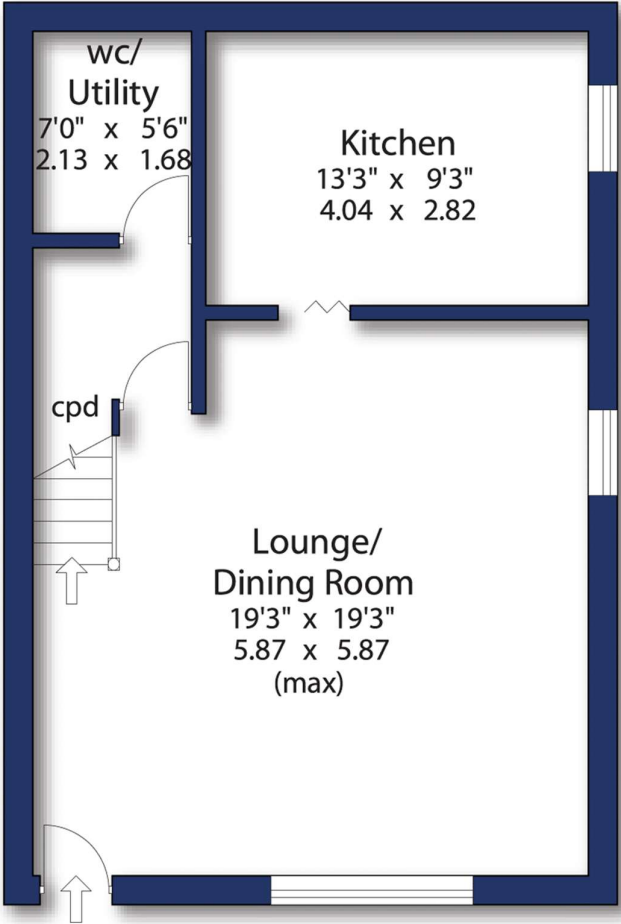
Referral fees

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.

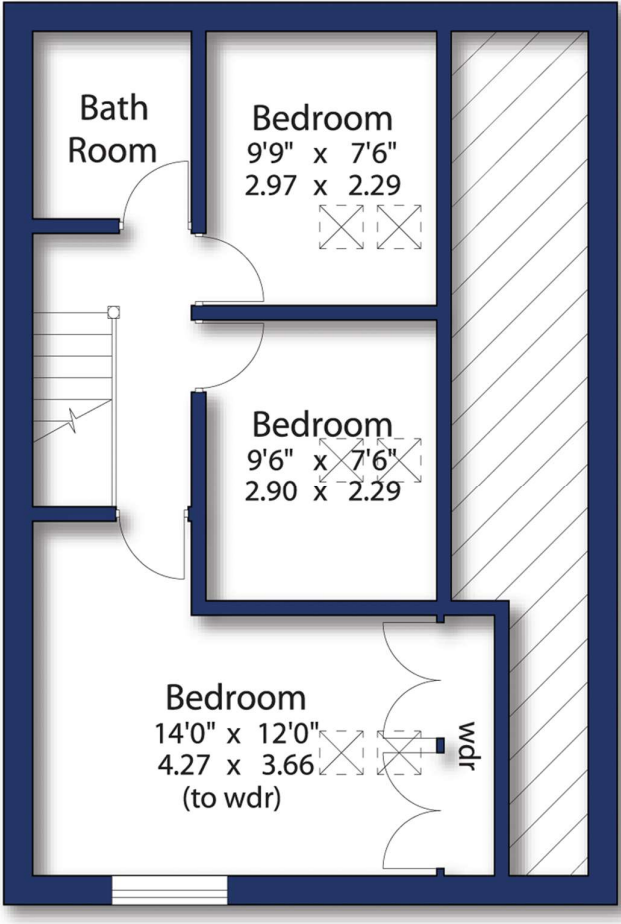
Dacres Ref: PAT260060



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