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Athol House, Panorama Walk, Pateley Bridge, Harrogate, HG3 5NX

An outstanding three / four bedroom semi-detached period property with family accommodation arranged over four floors in just under 1/5th acre of landscaped gardens with long distance views across Nidderdale.

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Pateley Bridge, Harrogate, HG3 5NX

Guide Price: £550,000

- Superb semi-detached property
- Two elegant reception rooms
- Kitchen
- Lower ground floor suite
- Four family bedrooms
- Extensive gardens with parking
- Stunning panoramic views







General remarks

"Athol House" is a handsome dressed stone semi-detached Victorian home with gas fired heating and double glazing situated above the thriving Dales town of Pateley Bridge with panoramic views across the Nidderdale Valley.

Cleverly designed within the upper reaches of the valley amidst contoured gardens the accommodation is arranged over four floors and is ideal for the busy family with a healthy lifestyle.

At upper ground floor level with a "wrap around" veranda a reception hall leads to an elegant sitting room, separate dining room, a well-appointed kitchen and a garden room / porch.

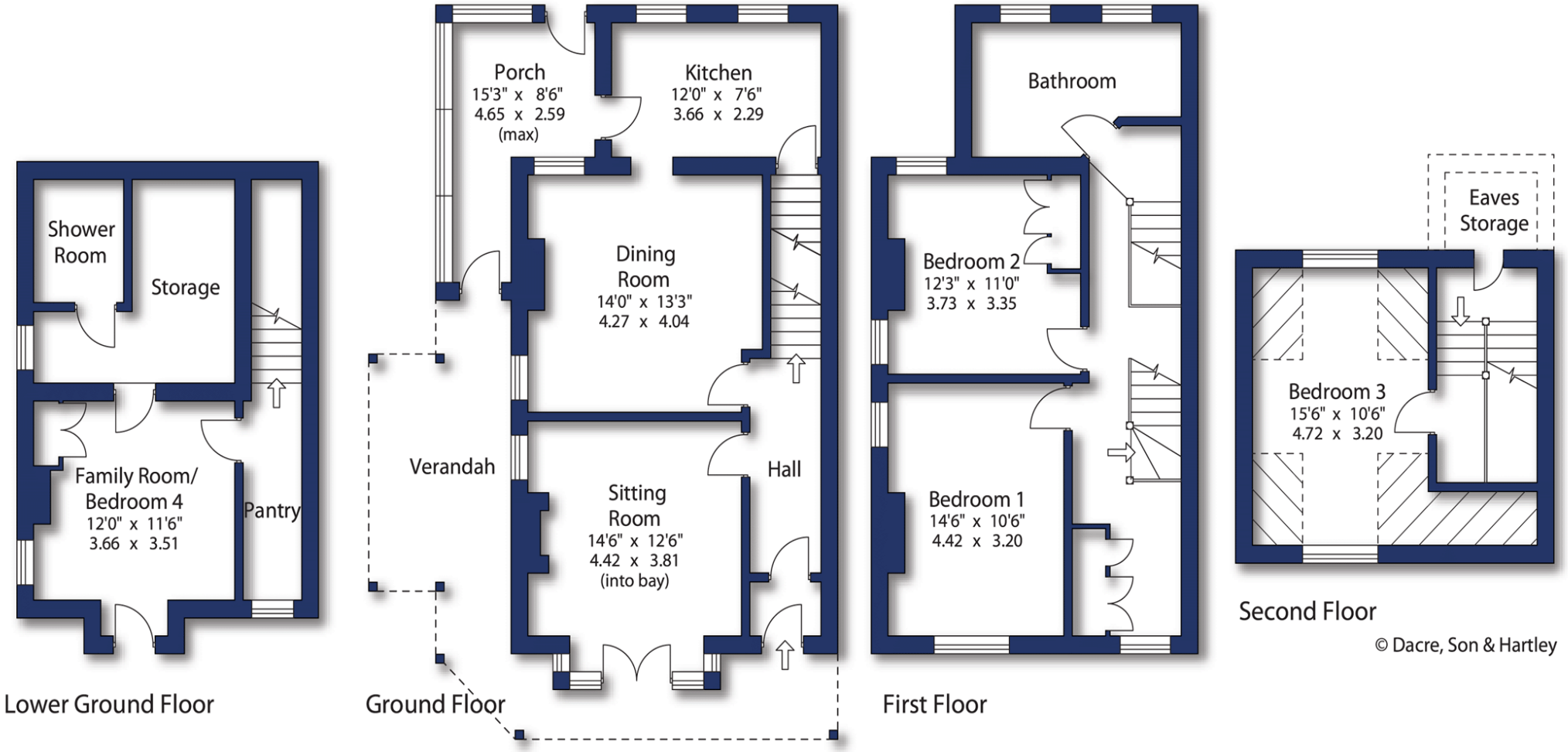
On the lower ground floor, a versatile range of rooms provides guest bedroom or home office space with a large pantry area and separate shower room and additional storage space all of which could create a self-contained living space.

To the first floor two double bedrooms and a further second floor family bedroom are served by a spacious house bathroom with shower enclosure.

In addition to the superb veranda there are extensive landscaped gardens backing onto the Nidderdale Way which comprise a combination of lawns and seating areas with vehicular access to car parking for at least three vehicles.

This is a protected setting on the Eastern fringes of the township with unrivalled views across the valley and an excellent range of amenities close at hand around the High Street in Pateley Bridge. There are well established local shops and education up to GCSE age group, for the busy commuter there are excellent road links into Harrogate and Ripon.

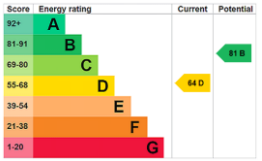
Floorplans



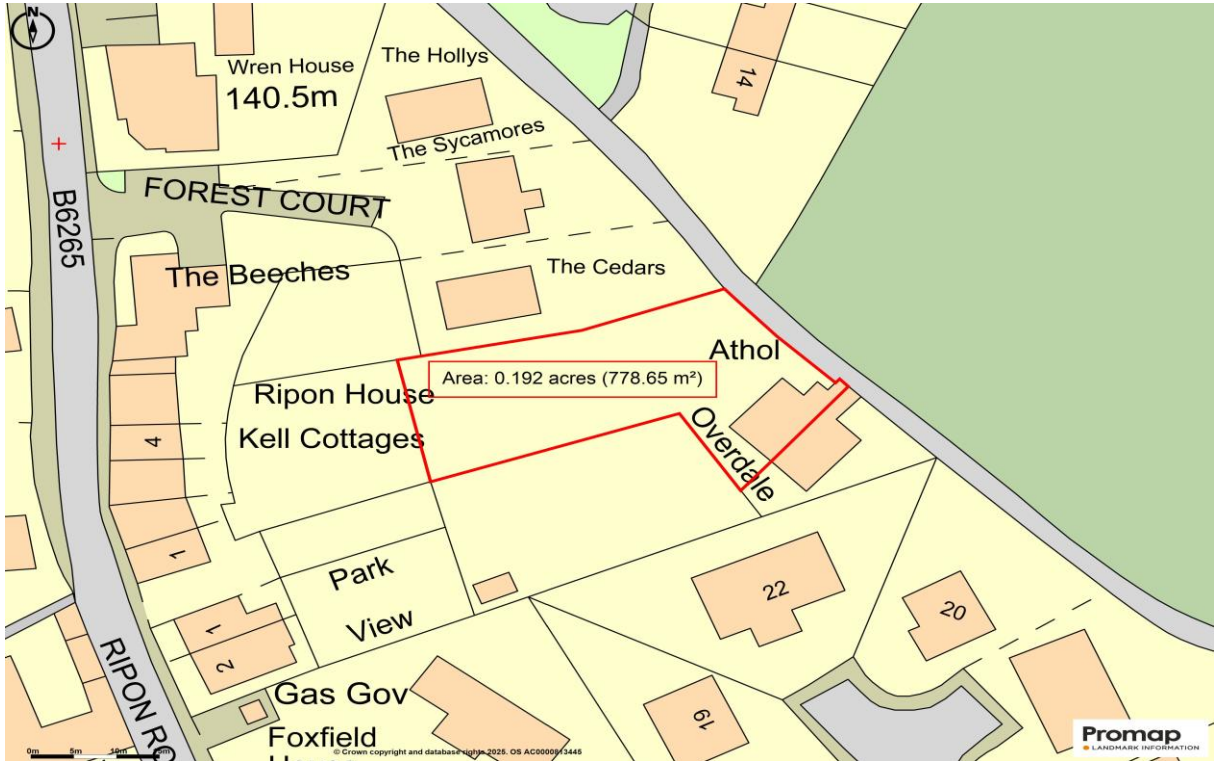
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Contact us

01423 711010

pateley@dacres.co.uk

Directions

Proceeding from our Pateley Bridge office to the top of the High Street and onto Ripon Road, Athol House will be past the Methodist Church on the left hand side up the second tarmac drive.

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Off road private parking

Internet & Mobile Coverage

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

Check for flooding in England - GOV.UK indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

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 £24.00 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: PAT210035