DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £257,500

- Spacious Bungalow
- Lounge incorporating dining area
- Kitchen with space for appliances
- Two Bedrooms
- Driveway and garage
- Picturesque Nidderdale location

9 Bishop Garth, Pateley Bridge, Harrogate, HG3 5LL

A beautifully positioned semi-detached bungalow in a popular yet peaceful cul-de-sac location, set above the market town of Pateley Bridge with far-reaching views across Nidderdale and within walking distance of the local shops and varied amenities

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9 Bishop Garth, Pateley Bridge, Harrogate, HG3 5LL

General remarks

This attractive two-bedroom semi-detached bungalow occupies an enviable position on Bishop Garth, above the award-winning High Street of Pateley Bridge.

Enjoying a peaceful setting with far-reaching views across the beautiful Nidderdale Valley.

The welcoming kitchen is fitted with a range of units and integrated appliances, while the spacious living room offers ample room for both seating and dining, complemented by a log burner. The large window then frames the delightful surrounding views.

There are two generous double bedrooms, with the principal bedroom featuring fully fitted wardrobes. The second bedroom enjoys views across the tiered rear garden.

The house bathroom is finished with floor-to-ceiling tiling, a white suite and a walk-in shower.

Externally, the well-stocked tiered garden provides an attractive outdoor space in which to appreciate the surrounding countryside. The property further benefits from a single garage and additional parking.

Situated on a quiet cul-de-sac just above the town centre, the bungalow offers the perfect balance of tranquillity and convenience. Pateley Bridge provides an excellent range of shops, cafés, restaurants, tea rooms and leisure facilities, together with primary and secondary schooling. Surrounded by some of Yorkshire's most spectacular countryside, the town is ideally placed for walking and exploring the Nidderdale landscape, while Harrogate and Ripon are easily accessible by car, offering further amenities and commuter links to Leeds, York and beyond.

Directions

From our office proceed down the High Street and turn right into King Street. Follow the road around and up the hill bearing left into New Church Street. A little further along turn right into Bishop Way and second right into Bishop Garth, where the property will be found towards the head of the cul-de-sac on the left hand side.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Driveway and 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

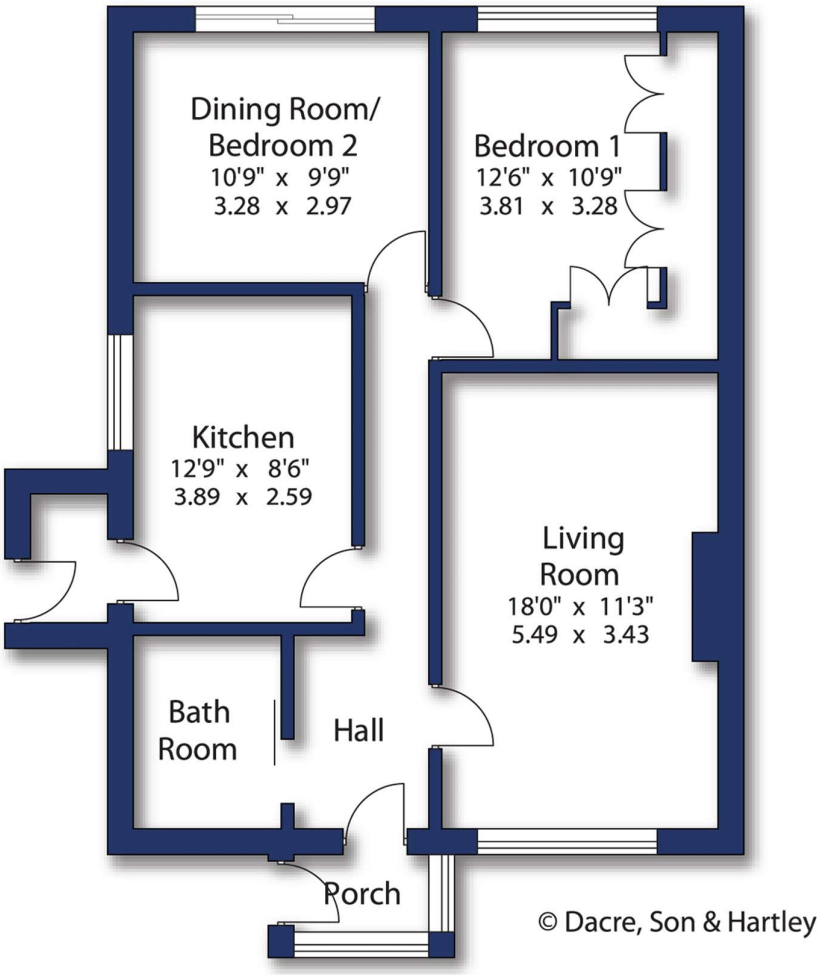
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

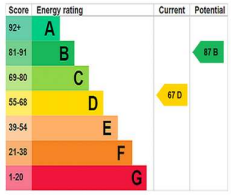
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Floorplans





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