DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £170,000

- Spacious first floor duplex apartment
- Open plan kitchen / living room
- Two double bedrooms
- Bathroom with separate shower
- Located close to the High Street

Flat 2, 1 Mill Cottages, Pateley Bridge, Harrogate, HG3 5BA

Situated in the heart of the award winning town of Pateley Bridge is this fantastic two bedroom first floor duplex apartment which offers spacious accommodation in a picturesque location close to the lovely High Street.

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







Flat 2, 1 Mill Cottages, Pateley Bridge, HG3 5BA

General remarks

This spacious two bedroom apartment is situated at the bottom of the High Street in Pateley Bridge. The property is offered with gas central heating and double glazing throughout and modern fixtures and fittings.

The property briefly comprises, entrance hall with space for coat hooks and shoe rack, lovely open plan kitchen/living space with fitted kitchen and large living area.

To the second floor of the apartment there are two excellent sized double bedrooms with large windows, lovely views and bathroom with separate bath and shower.

Externally there is a patio garden area. A short walk from the front door is the fantastic high street with plenty of amenities and there are an abundance of countryside walks close by.

This is an ideal setting for buyers of all age groups enabling easy access to all the amenities on Pateley Bridge High Street as well as education for all up to the age of 16 and a regular public transport service into Harrogate.

Directions

Proceed down Pateley Bridge High Street and just before the bridge, turn right into Mill Lane. Follow the road and the property can be found after the corner on the right hand side, identified by our for sale board.

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Local Authority & Council Tax Band

- Harrogate Borough Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Leasehold – 999 years from 1st March 2005
- All mains services are installed
- Parking space for one car

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

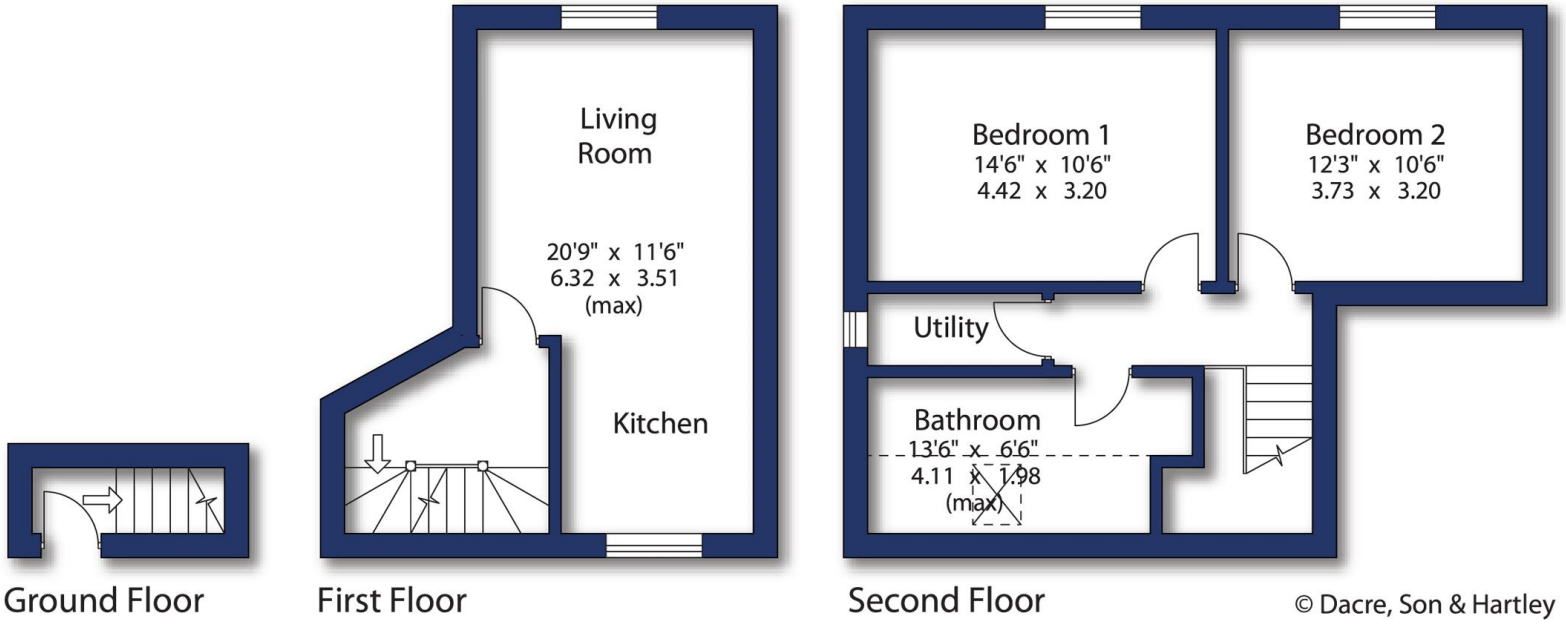
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

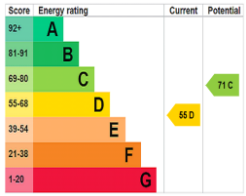
Dacres Ref: RIP160155





Floorplans





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