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17 Glasshouses Mill, Glasshouses, Harrogate, North Yorkshire, HG3 5AG

This stunning two bedroom first floor apartment with tasteful interior design, a high specification and allocated car parking is quietly positioned within the innovative Glasshouses Mill development - Offered with 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







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17 Glasshouses Mill, Glasshouses, Harrogate, North Yorkshire, HG3

Guide Price: £300,000

- Stylish first floor apartment (989 sqft)
- Impressive open plan reception room
- Superbly appointed kitchen
- Two double bedrooms
- Ensuite plus house bathroom
- Allocated parking space
- Lower ground floor store area







General remarks

Glasshouses Mill is an iconic Victorian building which has now been converted into luxury apartments and houses of the highest quality arranged around a mews style central courtyard in the highly regarded Nidderdale village of Glasshouses.

This outstanding two bedroom first floor apartment boasts a cleverly created blend of character features alongside contemporary creature comforts occupying a private position within this magnificent converted Grade II listed mill.

With tasteful interior design and just under 1,000 sq. ft of accommodation the apartment is accessed via a welcoming communal reception hall with a video entry system. A private hall with leads into a stunning open plan through living/dining room with an adjoining kitchen and front aspects overlooking the iconic main courtyard.

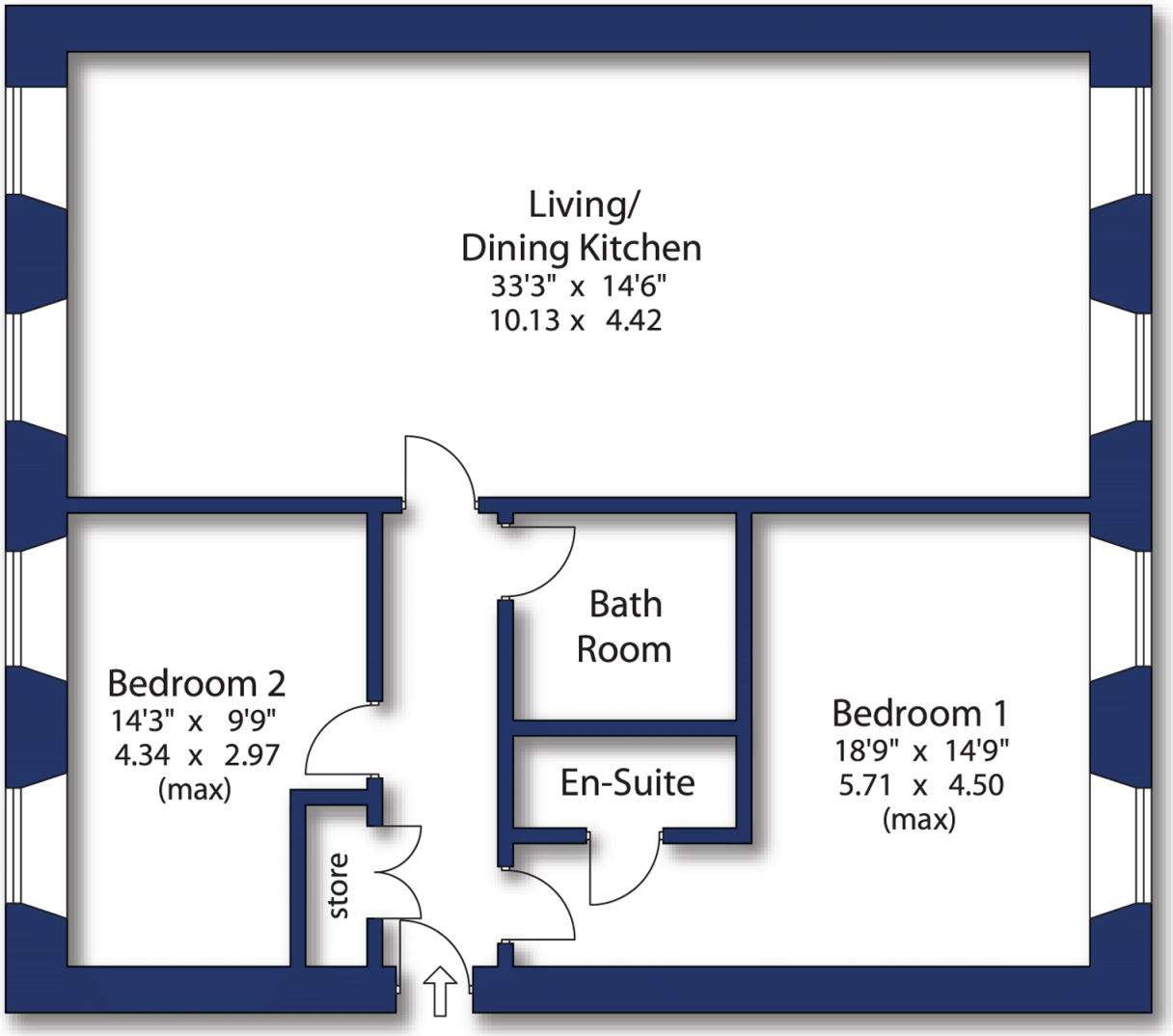
There is ample space for relaxation and entertaining within this versatile reception room which boasts exposed oak flooring, and a superbly appointed kitchen area with an extensive range of fitted cabinets, integrated appliances and Quartz work surfaces.

The principal bedroom has its own luxury en-suite shower room and a double guest bedroom is served by a stylish house bathroom.

This apartment benefits from an allocated parking space and a secure storeroom within the lower ground floor ideal for bikes and other valuable equipment. There is passenger lift access to all floors and at lower ground floor level direct access onto a southerly facing sun terrace overlooking the river, a perfect place for the residents of Glasshouses Mill to relax.

The village of Glasshouses has a strong community spirit and a highly regarded primary school and an excellent range of amenities in the award winning town of Pateley Bridge. There are regular public transport services into Harrogate town centre and excellent road links for the busy commuter.

Floorplans



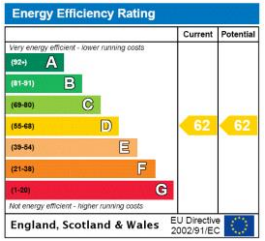
First Floor

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Directions

Proceeding out of Pateley Bridge towards Harrogate on Lupton Bank turn right as signposted into the village of Glasshouses where the Mill complex will be identified on the left hand side.

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band D

Tenure, Services & Parking

- Leasehold
- Mains electric, water and drainage. Domestic heating is electric
- Allocated 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 y 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 - Medium, 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: PAT250001

01423 711010

pateley@dacres.co.uk