



7 Millfield Street, Pateley Bridge, Harrogate, HG3 5AX

Upgraded to a high standard with striking interior design this deceptively spacious period home lies within level walking distance of excellent local amenities and has a proven 'Air BnB' rental income.

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

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**7 Millfield Street, Pateley Bridge,
Harrogate, HG3 5AX**

Guide Price: £229,950

- Striking interior design
- Close to local amenities
- Impressive reception room
- High quality kitchen
- Large principal bedroom
- 2nd floor "bonus room"
- Luxury house bathroom
- Small enclosed rear courtyard



General remarks

With attractive dressed stone elevations, gas fired heating and double glazing this superbly presented Dales home will appeal to a wide variety of prospective buyers including owner occupiers and those seeking an investment income from rental or 'Air BnB'.

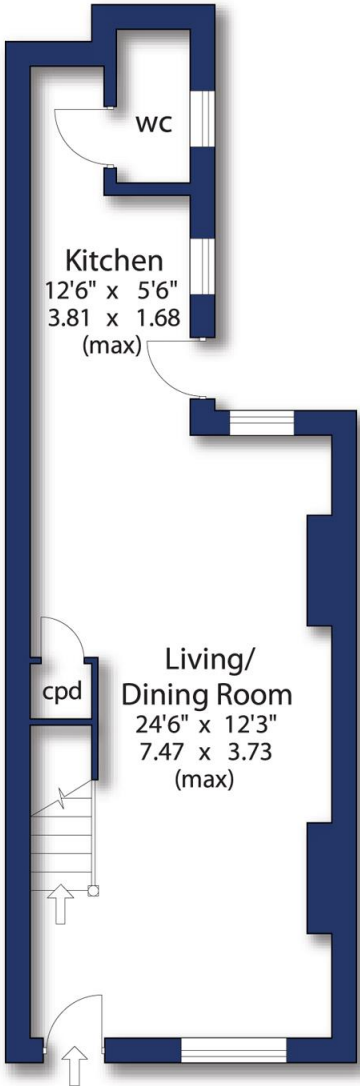
With tasteful interiors and contemporary fixtures and fittings the open plan ground floor layout features a striking reception room with sitting and dining areas leading to a well-appointed kitchen with fitted work surfaces, cabinets and integrated appliances. There is the additional benefit of a ground floor guest cloakroom.

On the first floor a large double bedroom is served by a luxury house bathroom with a high quality contemporary suite and a walk in shower enclosure.

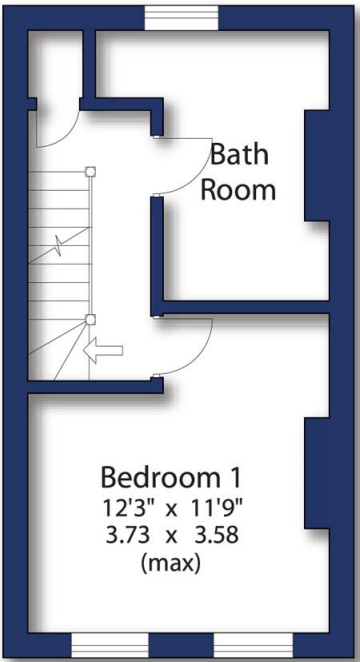
Finally the second floor is given over to a spacious "bonus room" with a dormer window and wide variety of informal uses such as occasional play / hobbies room or bedroom.

Residents park on Millfield Street itself and there is a small enclosed rear courtyard ((7.74ft wide by 13.16ft long) for private relaxation, laid out with ease of maintenance in mind.

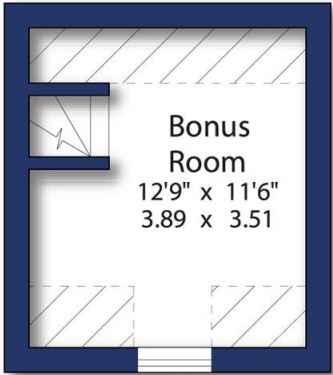
This is a prime central location within the sought after Dales town of Pateley Bridge close to local shops and recreational facilities with excellent road and regular public transport links to Harrogate. The delightful surrounding countryside within the AONB has proved to be a significant attraction to generate high quality 'Air BnB' bookings.



Ground Floor



First Floor



Second Floor

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 Dacres Surveys

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Contact us



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pateley@dacres.co.uk

Directions

Proceed down Pateley Bridge High Street and turn right before the bridge into King Street. Bear left into Millfield Street where the property can be found on the left hand side identified by our for sale sign.

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- All mains services are installed
- On road parking on Millfield Street

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 - High; Rivers & the Sea -, 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: PAT250031