



Millfield Street, Pateley Bridge, HG3 5AY

£210,000

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A great opportunity to buy a most attractive terraced period residence, favourably situated along a peaceful residential street conveniently situated just a few moments walk from the flourishing High Street of this picturesque and well-served market town surrounded by wonderful dales scenery.

SOLO SAY: Renowned for attractive design, generous proportions and longevity, properties from the early twentieth century compare very favourably with much newer homes and remain a great choice for a wide range of discerning buyers. This particular stone-built example retains a great sense of history and offers an undeniable charm and a pleasingly restful atmosphere.

Offered for sale for the first time in twenty five years, this much-loved property now offers an exciting opportunity for the new owner to create a delightful home in a prime location.

The typically deceptive proportions ensure the spacious accommodation can easily cater for modern lifestyles, combining thoughtful practicality with excellent flexibility and a versatile rear yard.

The property has been well-maintained over the years, including some more recent improvements and benefits from gas central heating and double glazing throughout. Available with no onward chain, we recommend an early viewing.





Stepping inside brings you into a great size sitting room with window to the front and feature fireplace. The separate dining room has a rear window (to the lean-to) and the stairs to the first floor.

The kitchen has a range of fitted units with plenty of storage and workspace, integrated electric oven and hob, space for other appliances and a door leading to a useful lean-to area which provides additional storage or sheltered sitting space with a door to the rear yard.

Take the stairs to the first floor and you'll find a lovely galleried landing. Bedroom one has been freshly carpeted and has two windows to the front, bedrooms two also has new carpet and a window to the rear, and the updated bathroom has a modern white suite including bath with electric shower over, Mermaid wall panels and a heated towel rail.



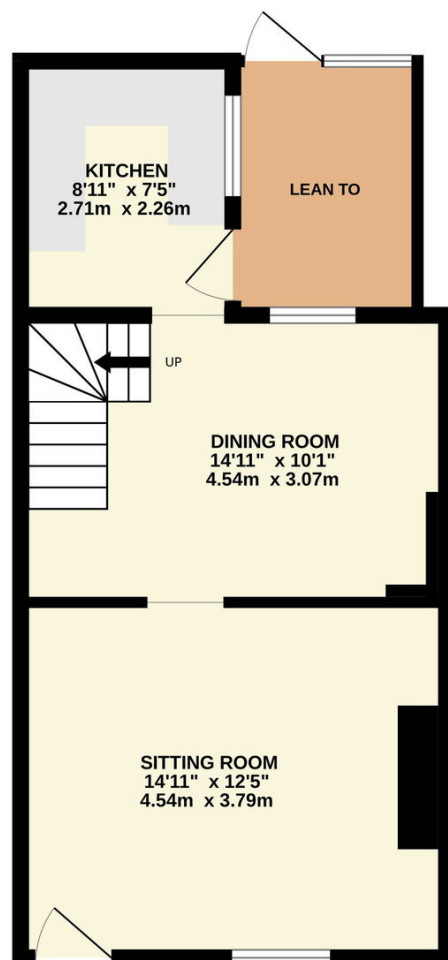
The multi-purpose rear courtyard features a garden shed and attractive paving making it the ideal place to enjoy the tranquil surroundings. Wide gates leading to a service lane at the rear allow the space to also be used for parking a car.

The property is ideally situated along a quiet no-through-road in a popular and convenient residential area in the heart of Pateley Bridge. The historic and thriving high street is just a few moments away and provides a captivating array of independent shops, cosy cafés and a renowned places to eat.

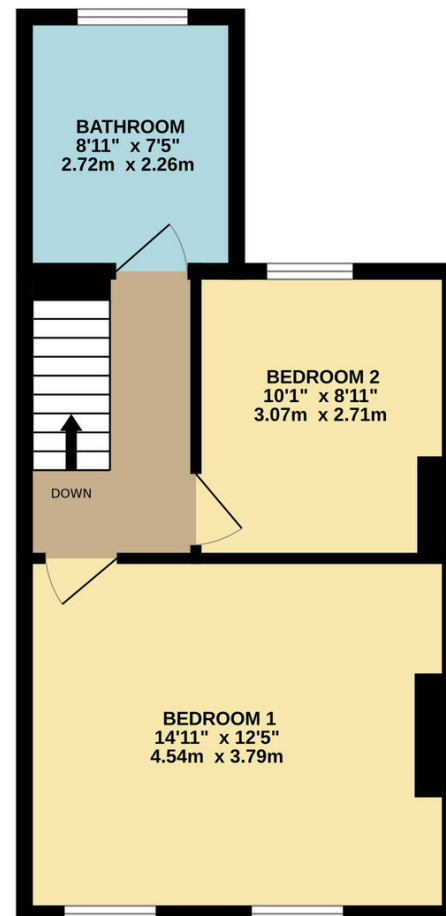
Families are well catered for with a choice of schools for all ages and the stunning dales countryside offers great opportunities for various outdoor pursuits and recreation.

The fashionable spa town of Harrogate is approximately 15 miles away and the cathedral city of Ripon is just 11 miles away.





GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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