

TO LET



Church Street, Pateley Bridge, HG3 5LB  
£725 pcm

  
**MARTIN&CO**





- **Spacious one-bedroom apartment** measuring over 75 sq. metres
- **Dual-aspect views** over Church Street and the High Street
- **Generous living room** filled with natural light from large windows
- **Well-equipped kitchen** with wood-style units and integrated appliances
- **Separate utility room** with plumbing for a washing machine
- **Versatile upstairs space** ideal for a dressing area or home office
- **Located in the heart of Pateley Bridge**, within walking distance of local shops, cafés, and countryside walks



Situated in the very heart of the charming market town of Pateley Bridge, this well presented one-bedroom apartment offers an abundance of space and character, ideal for a single occupant or couple. Forming part of one of the oldest properties in town, the apartment is both quirky and full of personality, while benefiting from fresh, modern décor throughout.

The property is accessed via a private entrance, with stairs leading up to the first floor. Here you'll find a generous and light-filled living room with large windows offering views of the bustling High Street and beyond. The space is bright and welcoming, with a wood burning stove at its focal point making it the perfect place to relax or entertain.



The kitchen is fitted with a range of wood-style units and includes an integrated fridge, dishwasher, cooker, and hob. There is ample space for a breakfast table, and the wooden flooring adds a standout feature to the room.

A separate utility room off the kitchen provides further storage and plumbing for a washing machine.

Also on the first floor is a spacious bathroom, fitted with a white three-piece suit and a shower over the bath.

Upstairs, on the second floor, there is a large double bedroom with the added benefit of an adjoining space ideal for use as a dressing area or home office, offering great flexibility for modern living. The exposed beams and curved bay window with further views across Pateley Bridge add to this fantastic property's appeal.

Measuring over 75 square metres, this is a generously proportioned one-bedroom home with a unique layout and plenty of charm. It has been freshly decorated throughout, giving it a bright and contemporary feel while still retaining its character.

Located just off the High Street, the property offers the best of Pateley Bridge right on your doorstep. This historic and picturesque market town sits within Nidderdale, an Area of Outstanding Natural Beauty.



It is home to a range of independent shops, cosy cafés, traditional pubs, and even the oldest sweet shop in England. Surrounded by stunning countryside, it is perfect for outdoor lovers, with scenic walks and nature trails close by. Despite its tranquil setting, Pateley Bridge also offers convenient transport links to Harrogate and nearby towns.

More information about this charming property includes:

Council tax band: B

Security deposit: £835.00

The property is serviced by mains electricity, gas and water services.

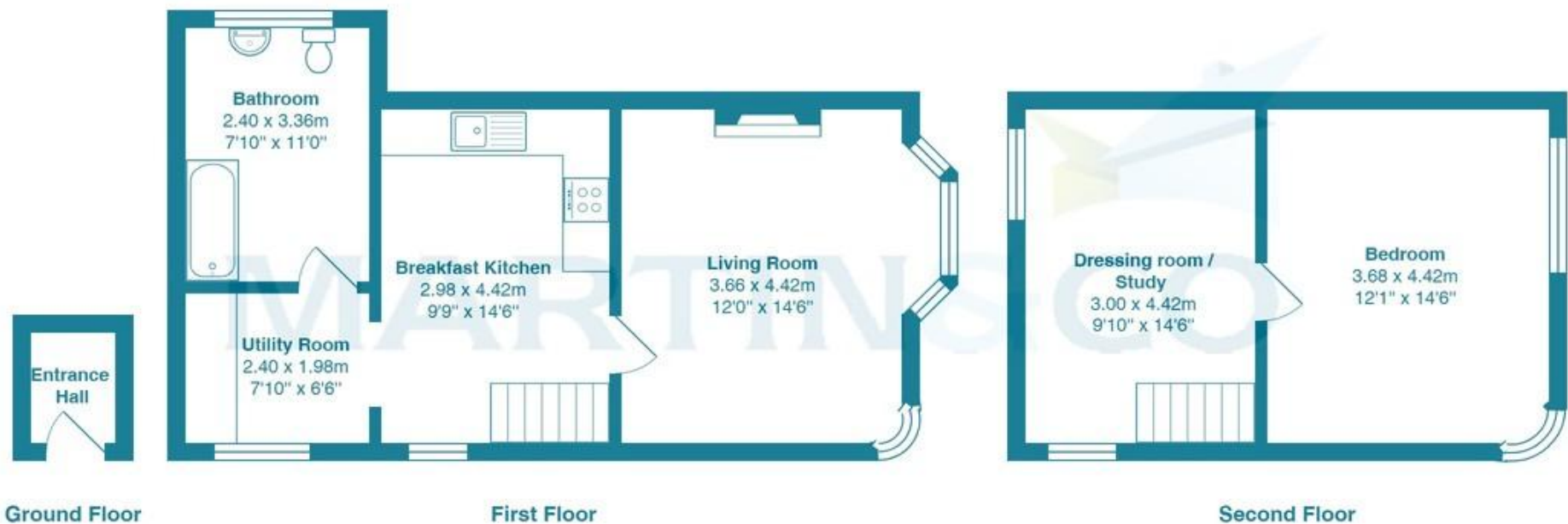
Broadband availability: Fibre to the cabinet providing estimated speeds up to 76 Mbps  
Mobile phone coverage: O2, Three, Vodafone & EE  
Satellite & Cable TV Availability: SKY & BT

Flood Risk: Rivers & Seas - Very Low , Surface water- Very Low

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		





2a, Church Street, Pateley Bridge, HG3 5LB

Total Area: 76.6 m<sup>2</sup> ... 824 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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