

King Street, Pateley Bridge, Harrogate, HG3 5LE



welcome to King Street, Pateley Bridge, Harrogate

Offered with no chain, this property seamlessly blends grandeur, modernity, & practicality, creating a truly unique home. Viewing is essential to fully appreciate the craftsmanship, lifestyle & luxurious comfort it provides. Schedule your visit today to experience its exceptional allure firsthand.













Entrance Hall

Study 15' 9" max x 12' 11" max (4.80m max x 3.94m max)

W/C

Lounge 15' 6" max x 15' 6" max (4.72m max x 4.72m max)

Kitchen 18' 3" max x 15' 1" max (5.56m max x 4.60m max)

Diner 12' 10" max x 25' 11" max (3.91m max x 7.90m max)

Seating Area 7' 9" max x 15' 5" (2.36m max x 4.70m)

Utility Room 13' 8" max x 15' 6" max (4.17m max x 4.72m max) **Duplex Bedroom** 19' 2" max x 15' 2" max (5.84m max x 4.62m max)

En Suite

Bedroom Two 15' 1" max x 15' 7" max (4.60m max x 4.75m max)

Bedroom Three 12' 9" max x 15' 8" max (3.89m max x 4.78m max)

En Suite

Bathroom

Bedroom Four 11' 3" max x 17' 8" max (3.43m max x 5.38m max)

Cellar 14' 6" max x 15' 6" max (4.42m max x 4.72m max)

Front Garden

Ample Off Street Parking





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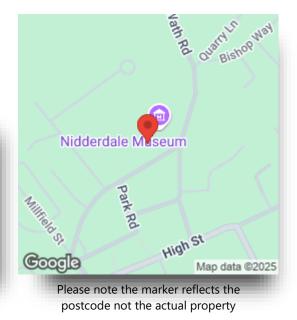
- Situated in Nidderdale, an Area of Outstanding • Natural Beauty, in a Town Centre Location
- Stunning Open Plan Kitchen, Dining & Living Area -Ideal for Entertaining
- Top Floor Master Duplex Suite with Executive Shower • and Free Standing Bath
- Integral Annexe with Private External Door
- Cinema Room

Tenure: Freehold EPC Rating: C

£1,100,000







view this property online williamhbrown.co.uk/Property/HRG107219



Property Ref: HRG107219 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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