



5 Ashfield Close, Pateley Bridge, North Yorkshire , HG3 5JP

£435,000

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A deceptively spacious four-bedroom detached family home occupying a peaceful elevated position within a quiet cul-de-sac, enjoying open countryside views.

The property is situated just a short walk from the centre of this sought-after Nidderdale town, which sits within the Area of Outstanding Natural Beauty and offers excellent local amenities catering for most daily needs. The town enjoys a strong community feel and boasts national recognition, having won 'High Street of the Year' and hosted both the Tour de France and Tour de Yorkshire.

Offering well-planned and generously proportioned accommodation, the property benefits from sealed unit double glazing, gas-fired central heating, and a modern layout ideal for family living. The vibrant centres of Harrogate and Ripon are both within easy reach, offering an extensive range of shops, restaurants, leisure facilities, and highly regarded schooling.





GROUND FLOOR

ENTRANCE PORCH

Providing covered access to the front of the property.

RECEPTION HALL

A welcoming entrance hall with access to the principal reception rooms.

OPEN-PLAN SITTING / DINING ROOM

An exceptional open-plan reception space extending to 29'4", offering sitting and dining areas with large windows providing excellent natural light.

BREAKFAST KITCHEN

A spacious kitchen fitted with a range of modern wall and base units, extensive work surfaces, and space for dining. Induction hob, double oven, integrated dishwasher.

UTILITY ROOM

Providing additional storage with space and plumbing for appliances.

BOOT ROOM

A useful additional storage space ideal for outdoor wear.

CLOAKROOM / WC

Fitted with WC and washbasin.

FIRST FLOOR

BEDROOM 1

A double bedroom with en-suite bathroom.

EN-SUITE BATHROOM

A modern suite comprising WC, washbasin, bath and shower.

BEDROOM 2

A further double bedroom with en-suite.

EN-SUITE SHOWER ROOM

A modern suite comprising WC, washbasin, and shower.

BEDROOM 3

A further double bedroom.

BEDROOM 4

A good-sized fourth bedroom.

HOUSE BATHROOM

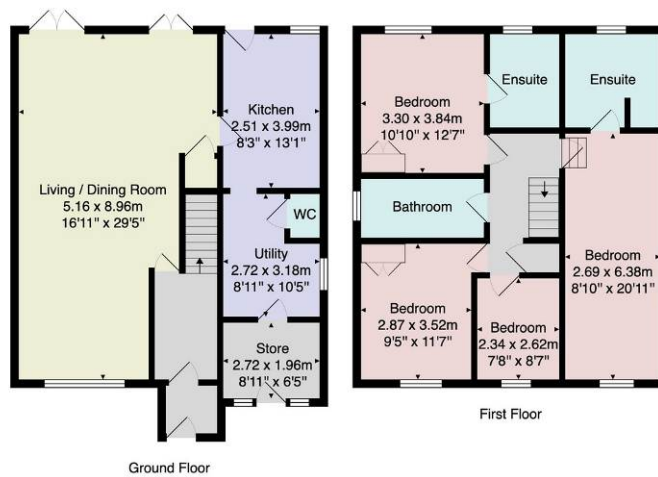
A modern white suite comprising WC, washbasin and bath.

OUTSIDE

To the front is a low-maintenance garden and a block-paved driveway providing ample off-street parking. To the rear is a private, enclosed garden with lawned areas, patio, and seating areas enjoying a peaceful outlook. EV charging point.

Tenure - Freehold

Council Tax Band - E



Total Area: 143.1 m² ... 1541 ft²
 All measurements are approximate and for display purposes only.
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Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

