



27 Glasshouses Mill, Glasshouses, Harrogate, HG3 5AG

£255,000

NO CHAIN

27 Glasshouses Mill, Glasshouses, Harrogate, HG3 5AG

A beautifully presented two-bedroom town house with stylish accommodation arranged over three floors and an attractive courtyard garden and allocated parking space, forming part of this desirable and imaginative mill development in this picturesque location surrounded by beautiful open countryside.

The high-quality accommodation comprises a delightful open-plan kitchen and living space with a modern fitted kitchen, sitting and dining areas. On the upper floors there are two double bedrooms, modern shower room and en-suite shower room. There is an attractive enclosed garden to the front of the property providing an excellent outdoor entertaining space and the cottage has the benefit of allocated parking.

This superb and individual property forms part of this desirable modern converted mill development situated within the picturesque village of Glasshouses, located just a short drive from the charming town of Pateley Bridge and surrounded by beautiful open countryside. Offered for sale with no onward chain.





An internal viewing is essential to appreciate the style and quality of this exceptional and characterful cottage.

GROUND FLOOR ENTRANCE HALL

LIVING ROOM AND KITCHEN

A delightful open-plan living space with sitting and dining areas and a modern fitted kitchen with a range of stylish units. Electric hob, integrated oven, fridge / freezer and dishwasher. Wood flooring.

UTILITY ROOM

Providing useful storage space with plumbing for washing machine.

FIRST FLOOR BEDROOM 2

An attractive double bedroom.

SHOWER ROOM

A white modern suite comprising WC, washbasin set within a vanity unit, and shower. Floor-to-ceiling tiling. Heated towel rail.

SECOND FLOOR BEDROOM 1

A stunning large double bedroom with vaulted ceiling and exposed wooden beams. (Currently used as a second sitting room.)

EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin and shower. Floor-to-ceiling tiling.

OUTSIDE

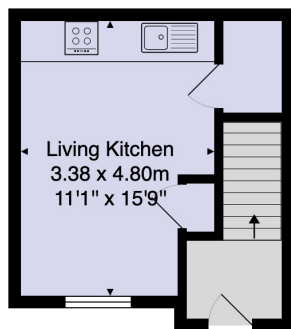
The property has the benefit of an allocated car parking space. To the front of the property there is an attractive enclosed garden providing an outdoor sitting area and entertaining space.

Agent's Notes

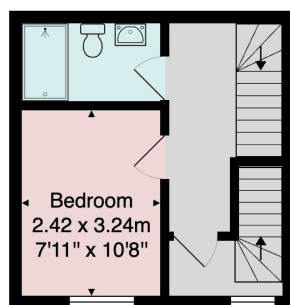
Management Fee communal area £552 per annum
£552 per annum

Tenure - Freehold

Council Tax Band - C



Ground Floor



First Floor



Second Floor

Total Area: 66.0 m² ... 710 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		