



24 Glasshouses Mill, Glasshouses, Harrogate, HG3 5AG

£425,000

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A beautifully presented three / four-bedroom home with generous accommodation arranged over three floors, with an attractive garden and two allocated parking spaces, forming part of this desirable modern mill development in a picturesque location surrounded by beautiful open countryside.

The high-quality accommodation comprises a delightful open-plan living area and modern kitchen together with a downstairs WC. There are three good-sized bedrooms on the upper floors, a modern bathroom and two en-suite shower rooms, whilst on the third floor there is a further mezzanine level providing a dressing room or office. There is an attractive enclosed garden to the rear of the property providing an excellent outdoor entertaining space and the house has the benefit of two allocated parking spaces.

The property forms part of this desirable modern Grade II Listed 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.





GROUND FLOOR

RECEPTION HALL

A spacious reception hall with various fitted storage cupboards.

CLOAKROOM

With WC and washbasin.

LIVING KITCHEN

A stunning open-plan kitchen and living area with sitting and dining space. Glazed doors lead to the garden. There is a modern fitted kitchen with a range of wall and base units with induction hob, electric oven, integrated fridge / freezer and dishwasher. Utility cupboard with space and plumbing for washing machine and tumble dryer.

FIRST FLOOR

SITTING ROOM

A further reception room or potential fourth bedroom with window overlooking the garden.

BEDROOM

A double bedroom with fitted wardrobes.

BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Tiled walls and floor. Heated towel rail.

SECOND FLOOR

BEDROOM

A further double bedroom with vaulted ceiling and en-suite. Fitted stairs lead to a mezzanine level providing useful and versatile additional space with potential to be used as an office or dressing room.

EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin set within a vanity unit, and shower. Heated towel rail. Tiled walls and floor.

BEDROOM

A double bedroom with en-suite.

EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin set within a vanity unit, and shower. Tiled walls and floor. Heated towel rail.

OUTSIDE

To the rear of the property there is an attractive garden with paved sitting areas and planted borders. The property has the benefit of off-road parking.

AGENT'S NOTES

The property forms part of a Grade II listed mill conversion. The property is freehold.

All mains services are connected including gas.

The property is located within a Conservation Area.

Annual maintenance fee for communal areas = Approx £50pcm.

Tenure - Freehold

Council Tax Band - F



Total Area: 147.2 m² ... 1584 ft²
 All measurements are approximate and for display purposes only.
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