

HUNTERS®

HERE TO GET *you* THERE



Moon Penny

Pateley Bridge, Harrogate, HG3 5DN

Council Tax: F

Guide Price £500,000



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Entrance Hall

Access via wooden entrance door, tiled floor, stairs to first floor, storage cupboard, radiator, room for office space, door to:

Kitchen Dining Room

16'0" x 13'1" (4.90 x 4.00)

Range of wall and base mounted units with working surfaces over with Belfast sink, large Aga cooker with extractor hood over, integrated under counter fridge and freezer and dishwasher. Double glazed windows to front and side elevation, two sky lights, exposed beams, tiled floor, inset ceiling spot lights.

Utility Room

7'2" x 6'10" (2.20 x 2.10)

Base units with working surface over with inset stainless steel sink unit, plumbing and space for washing machine and space for tumble dryer, wall mounted boiler.

Bedroom One

18'0" x 10'9" (5.50 x 3.30)

Double glazed door to front garden, double glazed windows to side and front elevation, radiator, fitted wardrobe, two storage cupboards, exposed beams, doors to:

Bathroom

White suite comprising panel bath with mains shower over, low level WC, wash hand basin with cupboard under, radiator, tiled walls, inset ceiling spot lights, double glazed window and door to entrance hall.

Bedroom Three

15'5" x 8'10" (4.70 x 2.70)

Double glazed window to side elevation, radiator, exposed beams.

Lounge

16'0" x 14'5" (4.90 x 4.40)

Double glazed windows to front and side elevations, three radiator, feature gas fire, TV point, door to:

Bedroom Two

15'5" x 9'2" (4.70 x 2.80)

Double glazed window to rear elevation, radiator, door to:

Ensuite

5'6" x 5'6" (1.70 x 1.70)

White suite comprising corner shower with mains shower, low level WC, pedestal wash hand basin, sky light, tiled walls.

EPC

Environmental impact as this property produces 6.0 tonnes of CO2.

Material Information

Tenure Type; Freehold - Currently awaiting probate
Council Tax Banding; F

OFFERED TO THE MARKET CHAIN FREE. A rare opportunity to purchase this outstanding property set in a stunning location surrounded by countryside views. An individual build commissioned by the previous owner, this home has been specifically designed to take full advantage of the beautiful views from every elevation. Situated in the village location of Blazefield, ideally located in the heart of the Nidderdale Area of Natural Beauty and close to the picturesque village of Pateley Bridge and The Yorkshire Dales.

Immaculately presented, although a degree of modernisation required, the property briefly comprises; Entrance into the hallway with door to the well appointed kitchen with integrated appliances and featuring an impressive 'Aga' oven and open plan with the dining space. Doors to the utility room, office space, two double bedrooms one with an en-suite bathroom, also accessed from the hallway (Jack and Jill). Stairs rise to the first floor to the lounge with large windows designed to maximise the far reaching views and doors to the main bedroom with en-suite shower room.

To the outside there is ample driveway parking and steps down to the garden featuring a large patio, ideal for entertaining, a lawn, mature hedges and flowering borders with exquisite views over Nidderdale.

- OFFERED TO THE MARKET CHAIN FREE
- An individual build commissioned by the previous family
 - Office room/ Dressing room
 - En-suite to the main bedroom
 - Stunning Nidderdale views
- Located in an Area of Natural Beauty
 - Three Bedrooms
 - Two bathrooms
- Driveway parking for more than three cars
 - Viewing highly recommended.



Road Map



Hybrid Map



Terrain Map



Floor Plan



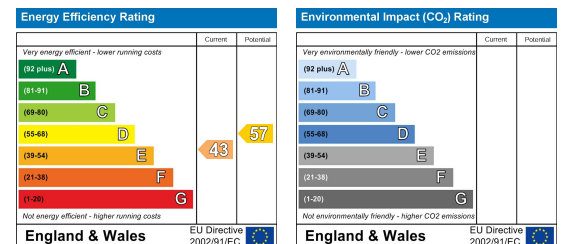
Total floor area 117.0 sq.m. (1,259 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.