



## Ripon Road, Pateley Bridge, Harrogate, HG3 5NW

- BEAUTIFUL CHARACTER COTTAGE IN THE HEART OF PATELEY BRIDGE
- Well appointed kitchen dining room
- Lounge with log burning stove
- Walking distance to the High Street amenities
- Ideal first time home or holiday cottage / second home
- Two double bedrooms
- Modern throughout
- Private terraced garden with space for a 'grow your own' patch
- On Street Parking
- Council Tax B



**Guide Price £220,000**



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## DESCRIPTION

Nestled in the charming village of Pateley Bridge, this delightful terraced cottage on Kell Cottages Ripon Road offers a perfect blend of comfort and character. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat in the heart of the Yorkshire Dales.

Entrance via the rear porch, you are welcomed into well-appointed kitchen area with space for a family dining table and useful store room/ cloakroom . Leading to a cosy reception room that exudes warmth and charm, making it an inviting space for relaxation or entertaining guests. The cottage's layout is thoughtfully designed to maximise space and light, creating a homely atmosphere throughout. Stairs rise to the first floor to two modern bedrooms and the house bathroom. Outside to the rear a private terraced garden laid mainly to lawn.

Pateley Bridge is renowned for its picturesque scenery and vibrant community, providing a range of local amenities, including shops, cafes, and recreational activities. The surrounding countryside offers stunning walks and outdoor pursuits, making it a haven for nature lovers.

This cottage presents an excellent opportunity for those looking to invest in a property that combines rural charm with modern living. Whether you are seeking a permanent residence or a weekend getaway, this home is sure to impress. Do not miss the chance to make this charming cottage your own in the beautiful setting of Pateley Bridge.



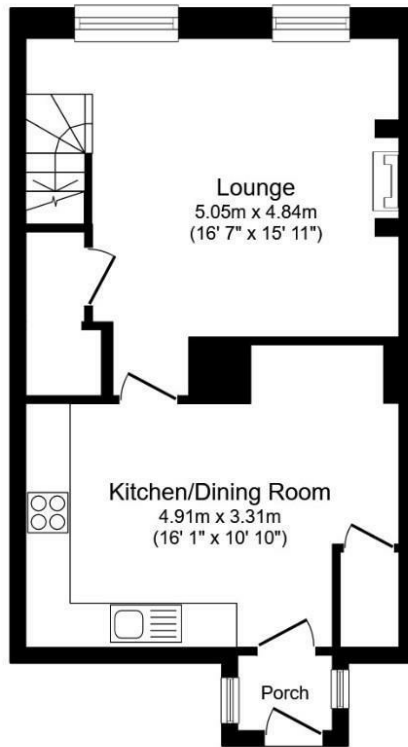
EPC  
Energy Rating C  
This property produces 3.4 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: B

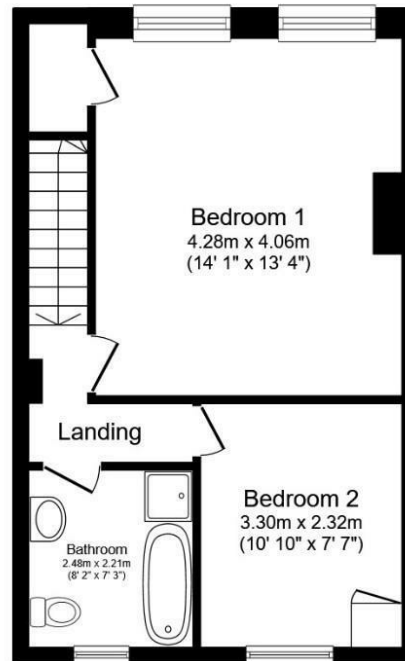








**Ground Floor**



**First Floor**

Total floor area 84.9 m<sup>2</sup> (913 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](http://www.focalagent.com)

### Viewings

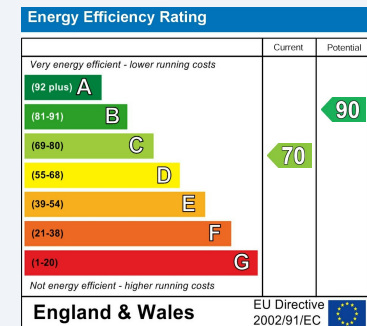
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.