



## Red Cottages, Nidd, Harrogate, HG3 3BW

- NO ONWARD CHAIN
- Three well-proportioned bedrooms
- Bright and spacious reception room
- Off street parking at the rear
- Set in a tranquil, scenic location
- Easy access to Harrogate
- Private outdoor space
- Council Tax Band C

**£375,000**





# Red Cottages, Nidd, Harrogate, HG3 3BW

## DESCRIPTION

**NO ONWARD CHAIN.** Located in the charming village of Nidd, this semi-detached house at Red Cottages offers a perfect blend of comfort and character. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are welcomed into a reception room that serves as a perfect gathering space for family and friends. The room is filled with natural light, creating a warm and inviting atmosphere. The layout of the house is practical, ensuring that every corner is utilised efficiently.

The property features a well-appointed bathroom, designed for both convenience and relaxation. The kitchen is typically a central hub in such homes, providing ample opportunity for culinary creativity and family meals.

The surrounding area of Nidd is known for its picturesque scenery and community spirit, making it an excellent choice for those who appreciate a tranquil lifestyle while still being within reach of Harrogate's amenities. The village offers a range of local shops, parks, and recreational activities, ensuring that residents can enjoy both the peace of rural living and the vibrancy of nearby urban life.

### EPC

Energy rating TBC

This property produces TBC tonnes of CO2

### Material Information - Harrogate

Tenure Type: Freehold

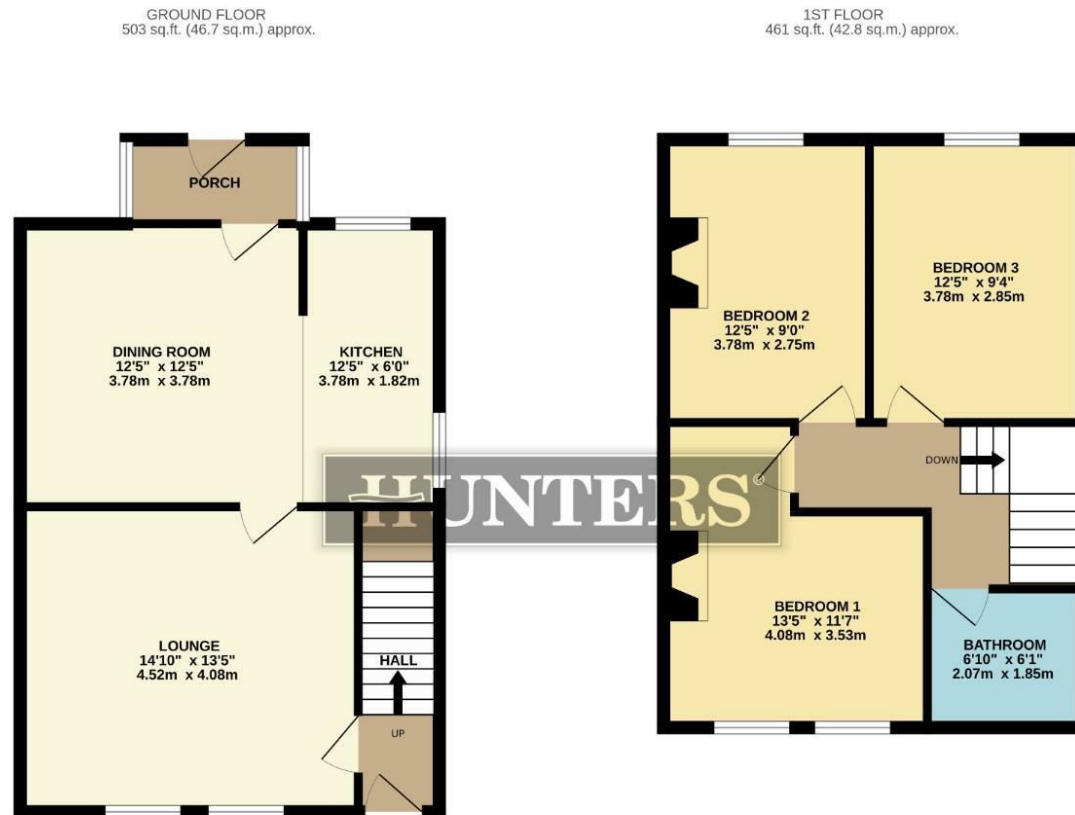
Council Tax Banding: C











TOTAL FLOOR AREA: 963 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.