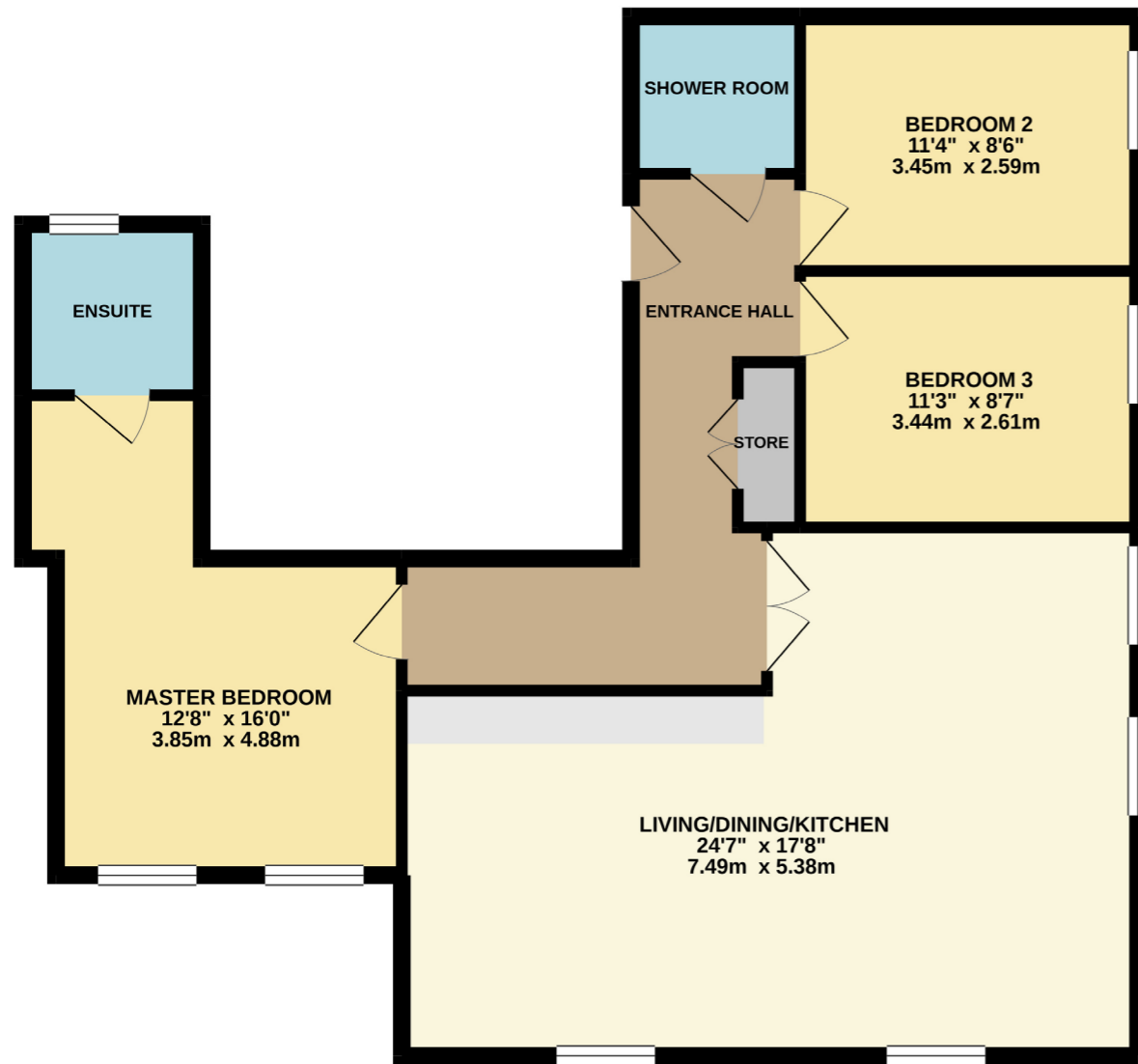


FIRST FLOOR



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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**16 GLASSHOUSES MILL
GLASSHOUSES, HG3 5AG
£1,295 PCM**

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

UNFURNISHED

A beautifully appointed and superbly located first floor apartment, situated in this Dales village, forming part of a magnificent mill which has been converted to the highest of standards, offering unique accommodation overlooking the River Nidd and open countryside beyond. Glasshouses is small village with a school and is within easy reach of Pateley Bridge where there are additional amenities including shopping, restaurants, public houses and school. Harrogate and Ripon are also just a short distance away.

The property has the benefit of electric heating, wooden stripped flooring, curtains and blinds. The accommodation comprises: Communal entrance hall with lift and staircase to the first floor, entrance hall, large open plan living/dining/kitchen with Bosch dishwasher, cooker, fridge/freezer and washer/dryer and fabulous views, master bedroom with fabulous views, dressing area and en-suite bathroom, two further double bedrooms, shower room and utility cupboard. To the lower ground floor is a useful storage room.

To the front of the property are two allocated parking spaces.

3 Bedrooms

1 Reception Room

2 Bathrooms

Available 19th June 2024

£1,494.23 Returnable Bond

No Smokers/Pets

Council Tax: D £2,273.46



DIRECTIONS - HG3 5AG

From Harrogate take the Ripon Road (A61) through Killinghall. At the second Ripley roundabout take the second turning to Pateley Bridge (B6165) and continue through Burnt Yates and Summerbridge. On reaching Glasshouses turn left down the hill towards the River Nidd where Glasshouses Mill is situated on the left hand side.

APPROXIMATE DISTANCES

Pateley Bridge	1.2 miles
Harrogate	10 miles
Railway Station	10 miles
Bus Route	500 metres
Airport	19 miles