

2 MILL RACE  
GLASSHOUSES  
HG3 5AH



**NICHOLLS  
TYREMAN**

## 2 MILL RACE | GLASSHOUSES | HG3 5AH

A magnificent opportunity to purchase this stone built two bedroom mews conversion forming part of the stunning Glasshouses Mill Development. Located within this enviable Nidderdale Village close to Pateley Bridge and only a short distance from Harrogate.

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Entrance Hall | Living Dining Kitchen

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Two Bedrooms | House Bathroom | Store

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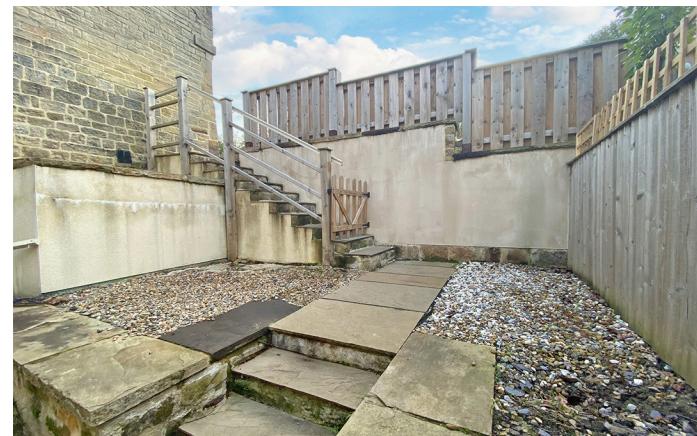
Private Courtyard | Parking

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Council Tax: C | Energy Rating: E | Tenure: Freehold

**Agent's Note - There is an estate management fee of £800 per annum.**

**£257,995**





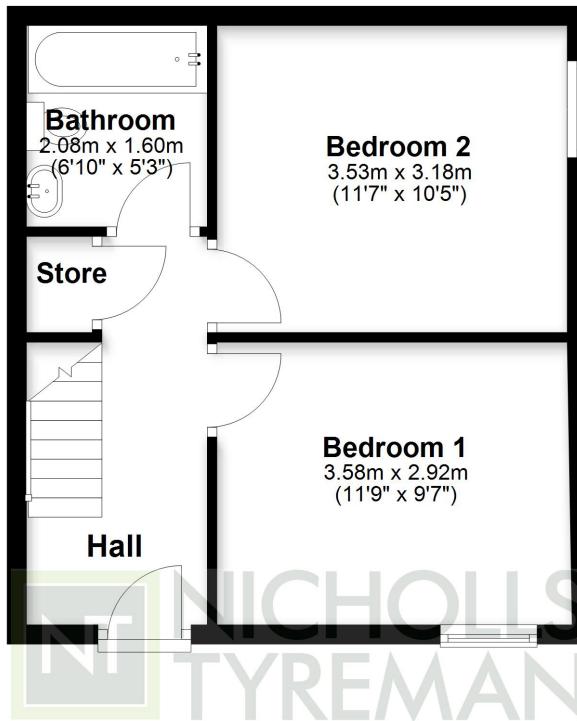
The property has been designed within a contemporary style and finished to an extremely high standard, it would be an ideal home 'lock up and leave' or rental property.

The accommodation on the ground floor comprises; an entrance hall, two double bedrooms and fully tiled bathroom. The staircase leads to the first floor accommodation which comprises a large open plan living dining kitchen with feature glazed walls, exposed beams and high-quality fittings.

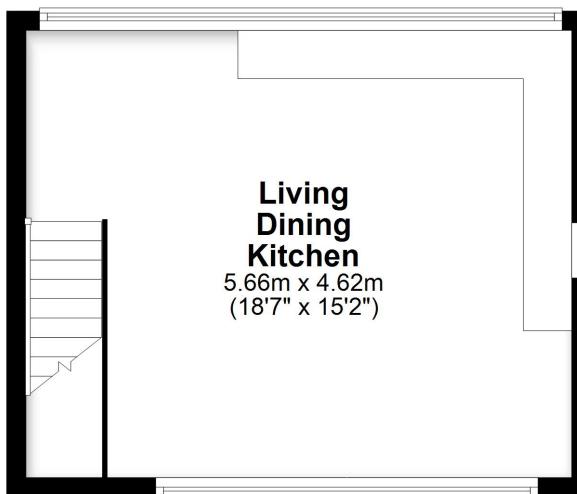
The property is approached via stone steps leading to a gravel and flagged enclosed courtyard. It also has the benefit of an external tap, electric car charging point and parking space.



## Ground Floor



## First Floor



This plan is for illustrative purposes only and is not to scale.  
All measurements are approximate  
Plan produced using PlanUp.



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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.