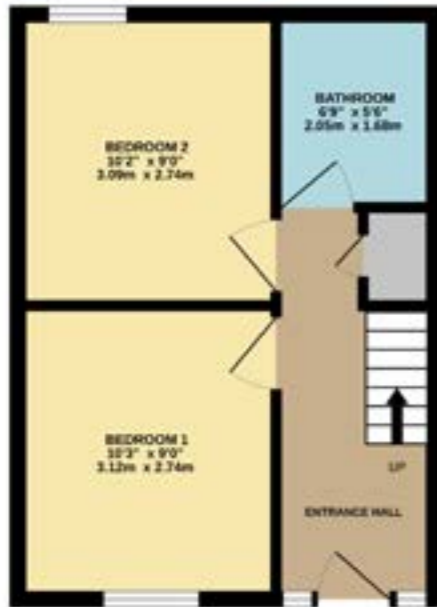
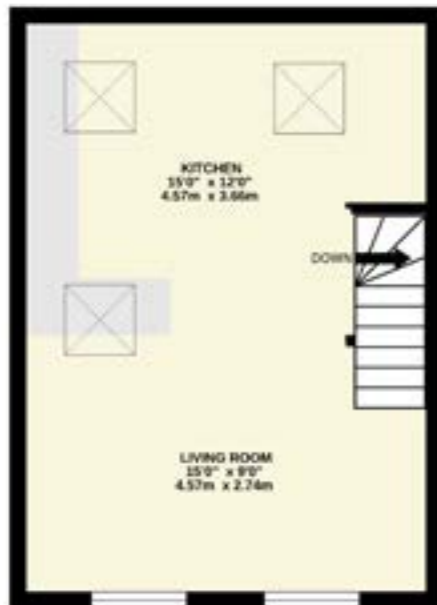


GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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**PUG MILL, 30 GLASSHOUSES MILL
GLASSHOUSES**

£285,000
CHAIN FREE

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.

Glasshouses Mill is a charming 19th century mill in the heart of Nidderdale that has been lovingly transformed into an outstanding unique collection of luxury apartments, cottages and houses.

The Pug Mill has the benefit of being set on the edge of the development and has an easy walk to the river as well as its own side garden with timber fencing and one parking space close at hand.

The mill is located in the beautiful countryside village of Glasshouses, surrounded by picturesque woodland walks, waterscapes and breath-taking views of the Yorkshire Dales, allowing residents to experience a truly idyllic lifestyle with the peaceful setting alongside the River Nidd - all whilst being just short drive from the well-known market town of Pateley Bridge and Harrogate a short distance away.

The accommodation comprises: To the ground floor is an entrance hall, two bedrooms and a bathroom and to the first floor is an open plan living room and kitchen with integrated appliances and a wealth of beams and trusses.

2 Bedrooms

1 Reception Room

1 Bathroom

Council Tax: TBC

Energy Rating: E

Tenure: Freehold

Estate Charge 2024: £603.56



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

Ripon	9.5 miles
Harrogate	10 miles
Railway Station	10 miles
Bus Route	600 metres
Airport	18.5 miles