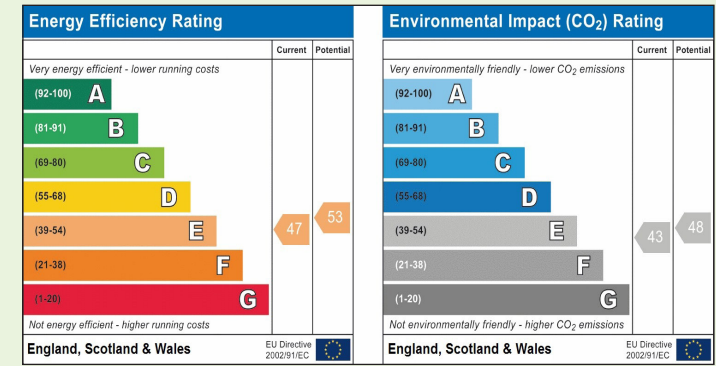


EPC RATING: E



APPROXIMATE DISTANCES

Town Centre	5.7 miles
Railway Station	5.7 miles
Bus Route	2.5 miles
Airport	17.5 miles



**HOPE COTTAGE
SHAW MILLS**

**£825,000
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.

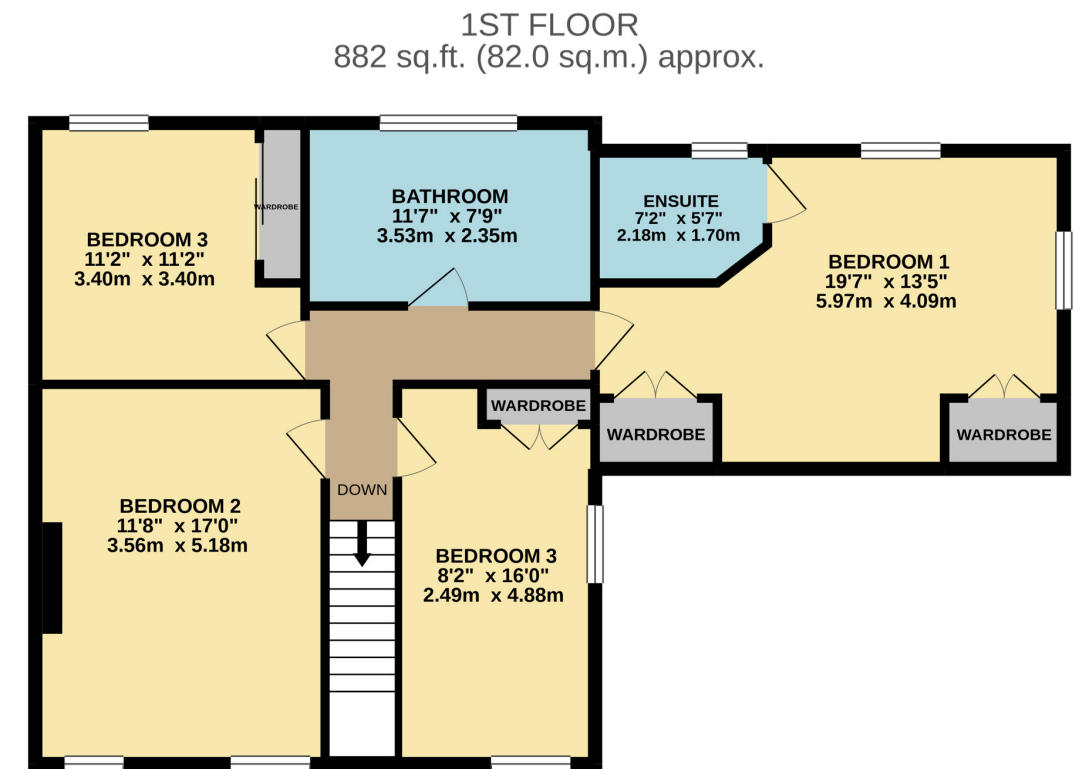
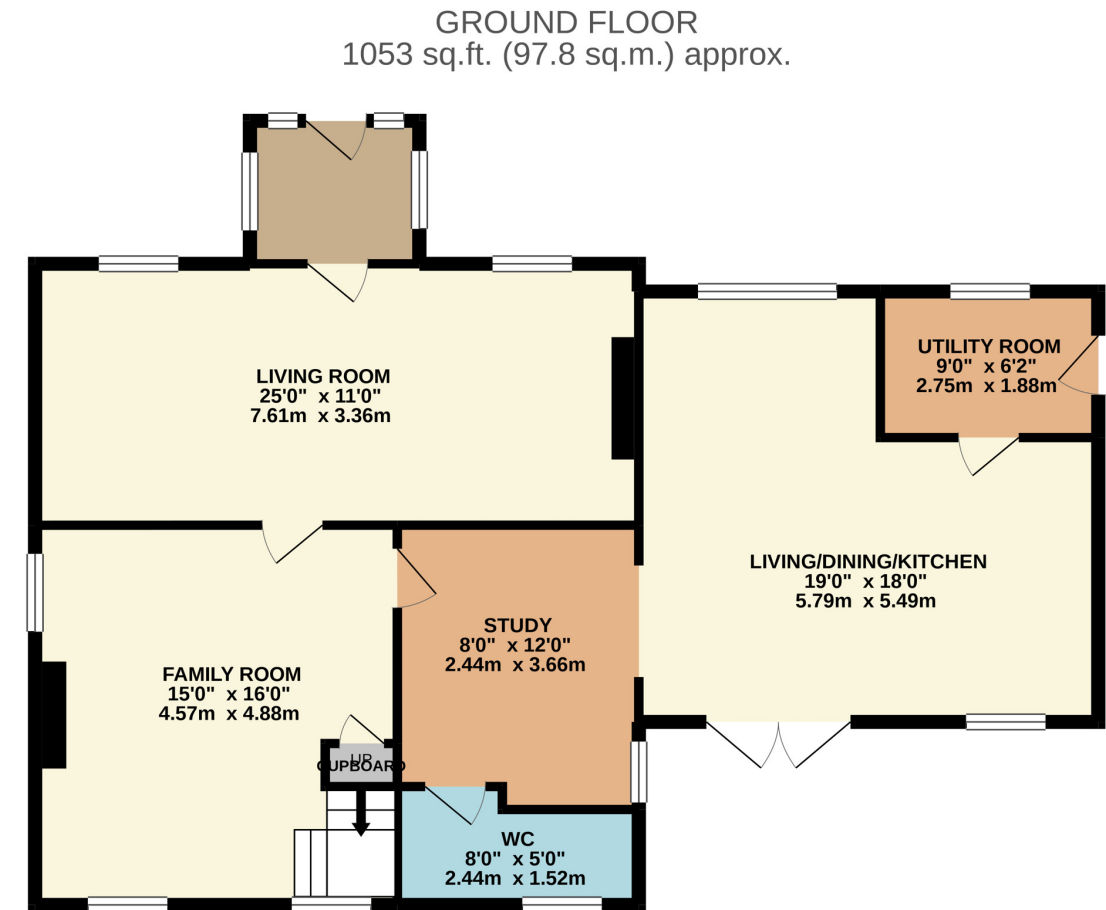
An extremely rare opportunity to purchase this substantial, stone built, cottage property situated in an idyllic position on the edge of Shaw Mills, at the end of a long lane in a small cluster of properties, within easy reach of other local villages and, in turn, the Harrogate town centre.

The property has been improved and extended over recent years and offers fabulous, family accommodation with the benefit of parking, garaging and extensive grounds to the rear.

The accommodation has oil fired central heating, liquid propane gas cooking, mains electricity and double glazing and comprises: Large entrance porch, living room with wood burning stove and parquet flooring, family room overlooking the rear gardens, study, ground floor cloakroom, spacious open plan living/dining/kitchen and utility room.

To the first floor are four double bedrooms, en-suite shower room and a newly fitted house bathroom.

- 4 BEDROOMS**
- 2 RECEPTION ROOMS**
- 2 BATHROOMS**
- IMPROVED AND EXTENDED**
- VILLAGE LOCATION**



TOTAL FLOOR AREA : 1935 sq.ft. (179.8 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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DIRECTIONS - HG3 3HZ

Leave Harrogate on the A61 Ripon Road, through Killinghall. At the second Ripley roundabout take the B6165 to Pateley Bridge. On entering Burnt Yates turn right signposted Shaw Mills.

On entering the village turn into Town Street and continue, bearing slightly left along a private lane, past stone built cottages on the right hand side. Hope Cottage is further along the lane on the right hand side.

COUNCIL TAX

The property has been placed in band F.

TENURE

The tenure of the property is freehold.



INSIDE

GROUND FLOOR

Entrance Porch	7' x 6'
Living Room	25' x 11'
Family Room	16' x 15'
Study	12' x 8'
Cloakroom with wc	8' x 5'
Living/Dining/Kitchen	19' x 18'
Utility Room	9' x 6'2"





OUTSIDE

To the front of the property are cottage gardens, set mainly to lawn with a dry stone boundary wall.

To the side of the property is an extensive, gravelled driveway leading to...

Timber Double Garage 19'2" x 19'2" with two pairs of double opening doors, power, light and personal door to the side.

There is an enclosed, gravelled, inner courtyard with timber boundary screening.

To the rear of the property is an enclosed, gravelled courtyard area with steps leading to extensive grounds with dry stone wall boundaries.

FIRST FLOOR

Landing	
Bedroom One	19'7" x 13'5"
En-suite Shower Room	7'2" x 5'7"
Bedroom Two	17' x 11'8"
Bedroom Three	11'2" x 11'2"
Bedroom Four	16' x 8'2"
Bathroom	11'7" x 7'8"

