



40 Millfield Street, Pateley Bridge

Harrogate

Guide Price £185,000



MYRINGS



40 Millfield Street

Pateley Bridge, Harrogate

This deceptively spacious three-bedroom period terraced cottage is set on a quiet road close to the historic, award-winning Pateley Bridge High Street. It features a private courtyard garden and a useful loft room, ideal for use as an occasional bedroom, study, or additional storage.

Council Tax band: C

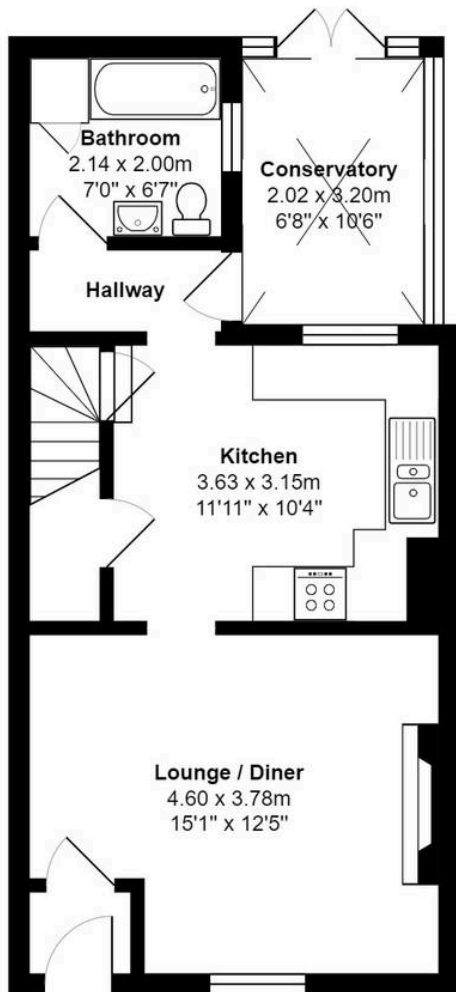
Tenure: Freehold

- BEAUTIFUL PATELEY BRIDGE LOCATION
- DECEPTIVELY SPACIOUS THREE BEDROOM PERIOD TERRACE HOME
- PRIVATE REAR COURTYARD GARDEN
- QUIET ROAD CLOSE TO PATELEY BRIDGE HIGH STREET
- BONUS LOFT ROOM IDEAL AS OCCASIONAL BEDROOM, STUDY OR STORAGE

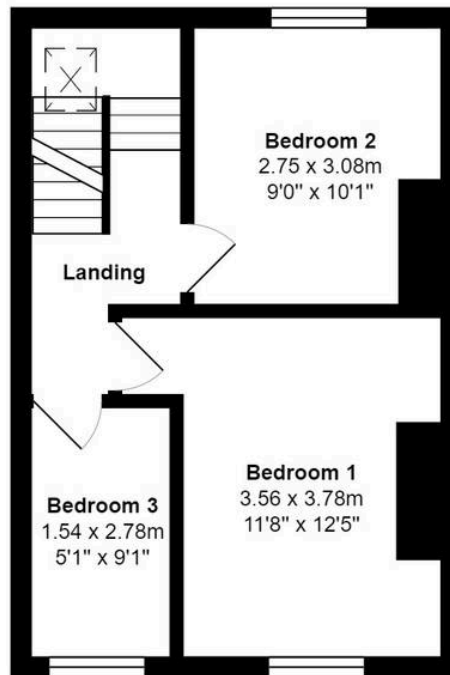


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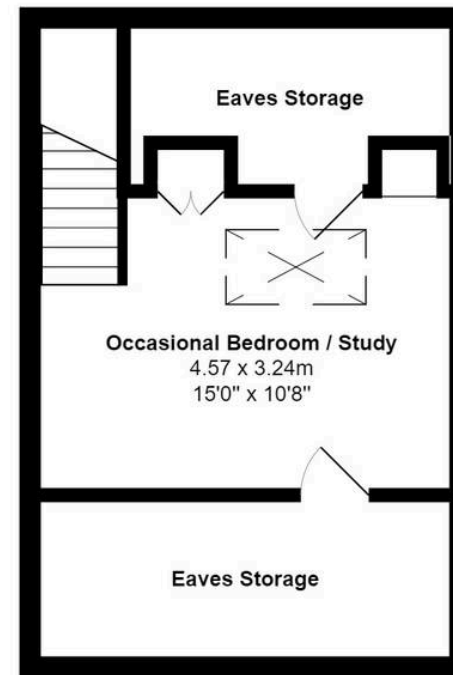




Ground Floor
Area: 46.3 m² ... 498 ft²



First Floor
Area: 32.1 m² ... 346 ft²




Second Floor
Area: 17.1 m² ... 185 ft²

Total Area: 95.6 m² ... 1029 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Myrings Estate Agents

Myrings Estate Agents Ltd, 10 Princes Square - HG1 1LX

01423

566400

▪ enquiries@myringsestateagents.com ▪ <http://myringsestateagents.com/>

