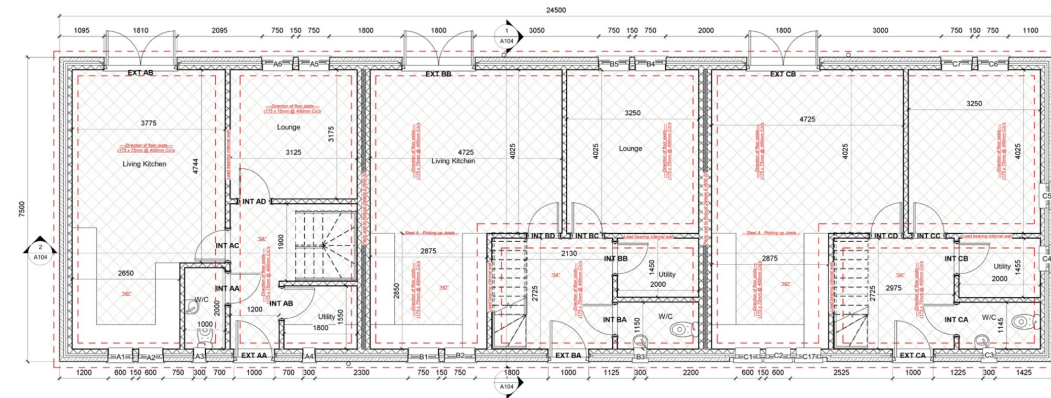


2 First Floor Plan Setting Out
1:50



1 Ground Floor - Setting Out
1:50



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

Out of Harrogate on the B6165 towards Pateley Bridge from the village of Ripley. Continue through Burnt Yates and Summerbridge. Entering Pateley Bridge and down to the bottom of Pateley Bridge High Street, over the bridge, turn right at the Dales supermarket. Follow through Ramsgill and into Lofthouse, continue along this road till you wind up the hill to Middlesmoor.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

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Plot 6 The Old Builders Yard, Middlesmoor, Harrogate

£260,000

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Plot 6 The Old Builders Yard, Middlesmoor, Harrogate, North Yorkshire, HG3 5ST

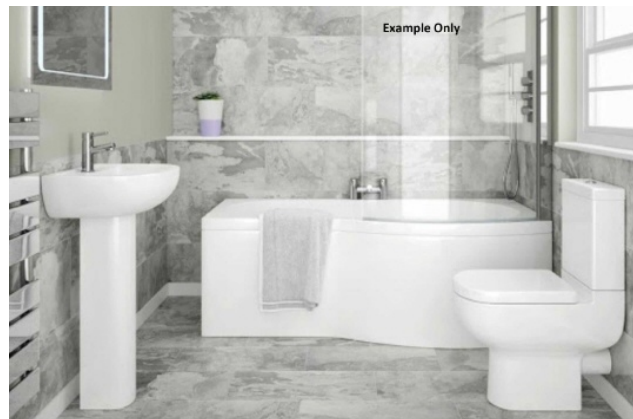
 2  3  2

A stone built 3 bedroom middle terrace cottage style house being only one of seven homes built by reputable builders Gray & Sons Ltd, standing in walled, patio gardens, situated in an area of outstanding Natural Beauty, with far-reaching views across Nidderdale.

With double glazed sash sliding windows and electric heating with solar panel energy for heating and water this home comprises in brief. Covered porch, reception hall with guest wc. Lounge, spacious Shaker style living kitchen with induction hob, double oven, tiled floors and bi-fold doors leading to the rear patios. Utility room. First floor landing, bedroom one with en-suite shower room finished in porcelain tiling, two further bedrooms and a house bathroom finished in porcelain tiling. Outside there is a block set driveway with two off street parking spaces.

Middlesmoor sits in an elevated position in an area of outstanding Natural Beauty, with far-reaching views across Nidderdale. How Stean Gorge, which is close-by and offers an array of

outdoor activities. Lofthouse has a good Primary School and the nearby village of Ramsgill (approx. 4 miles) boasts the renowned Yorke Arms restaurant and The Sportsman Arms in Wath is also a good eatery. The bustling market town of Pateley Bridge is about 8 miles away, which caters for everyday amenities. The bustling market town of Pateley Bridge is about 8 miles away, which caters for many everyday facilities including shops, schools, sports facilities, public houses, restaurants and churches. The property is 20 miles from Ripon, 23 miles from Harrogate and only 34 miles from the thriving financial centre of Leeds. There is a railway station at Harrogate, which offers regular access to Leeds and York giving direct services to London Kings Cross and Edinburgh. There is also a direct train from Northallerton to both London Kings Cross and Edinburgh. Regular flights are available from Leeds Bradford Airport Harrogate 22 miles, Pateley Bridge 8 miles, Ripon 18 miles, A1(M) 18 miles. (all distances approximate)



Bus
8 miles



Main Roads
A1M - 25 miles



Train
Leyburn - 10.6 miles



Airport
Leeds Bradford - 26.7 miles

Fixtures & fittings

The property is being sold as seen. There is a 6 year LABC guarantee on the property.

Services

Mains electric, water and drainage are connected. Solar panel energy for heating and water.

Rating Authority

Harrogate Borough Council Tax Band TBC

Tenure

Freehold