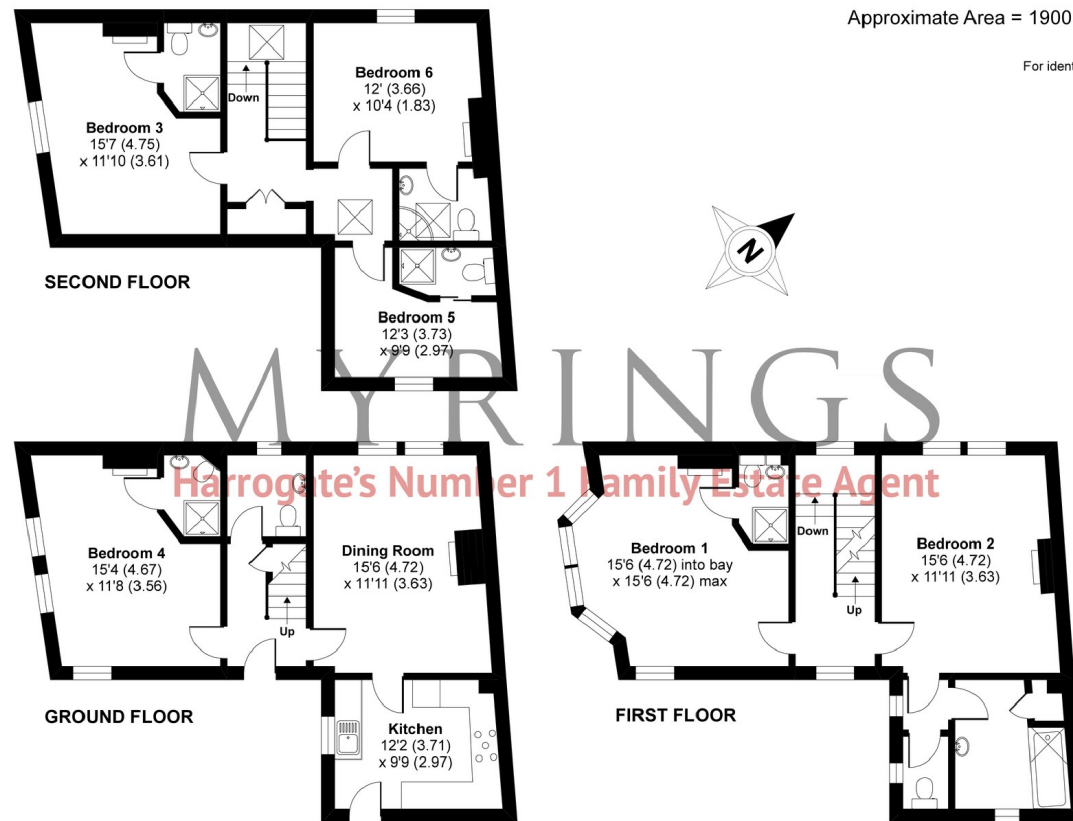


## King Street, Pateley Bridge, Harrogate, HG3

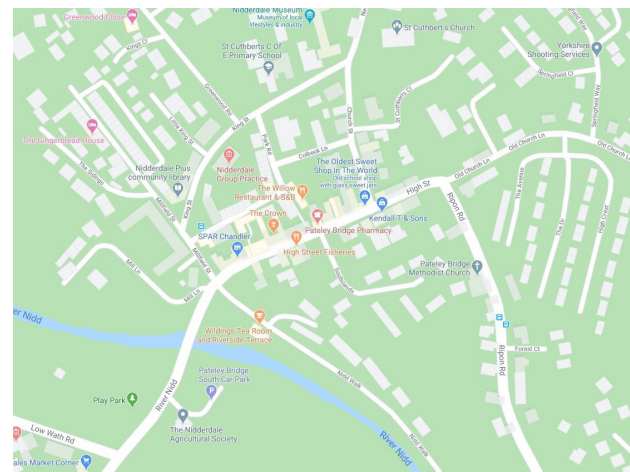
Approximate Area = 1900 sq ft / 176.5 sq m

For identification only - Not to scale



**RICS** Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Myrings. REF: 586284



### Viewing arrangements

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

### Directions

Take the A61 Ripon Road out of Harrogate, then from Ripley, the B6165 to Pateley Bridge. Go down Pateley Bridge high street turning right into King Street just before the bridge where the property can be found almost immediately on the right hand side.



## Lyndale Guest House, King Street, Pateley Bridge

£425,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 [myrings.property](http://myrings.property)

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This substantial link-detached period property is currently run as a successful B&B being one of only a small number of guest houses in the historic market town of Pateley Bridge which attracts tourists of all demographics throughout the year. This is a fantastic opportunity for those wanting to run an established business but there is further potential to convert the building back to a single dwelling or even into apartments subject to the usual planning consents.

The guest house enjoys repeat trade year after year with a substantial amount of walkers and cyclists being attracted to the area given its convenient position yet being within the AONB. There is a Tripadvisor Certificate of Excellence, Booking.com rating of 9.6 and Food Hygiene rating of 5/5 which further reinforce the success of this business and opportunity for the prospective buyer to pick up where the current vendors have left off. The property benefits from having to pay no business rates, an eco-friendly air sourced heat pump for the water and solar panels for the electricity making it cheap and cost-effective to run. Offering 1900 square feet

of accommodation situated over three floors, there are currently six bedrooms all with their own modern en-suite facilities. The kitchen has been updated and improved in recent years and the dining/breakfast room features a lovely period range oven making it the focal point of the room. There are also two off road parking spaces for guests.

The property is located in the historic market town of Pateley Bridge, with its array of boutique shops, restaurants and supermarket along with such attractions as the Nidderdale Museum and England's oldest sweetshop. The area is within an AONB just three miles from the Yorkshire Dales National Park boundary and as part of the Nidderdale Way, it is well supported by tourist attractions. Reputable schools for all ages are within a short commute, and transport links are most accessible with the train line running to the main stations at York and Leeds from Harrogate, the A1M linking into the national motorway network only 18 miles away, and Leeds Bradford International Airport a mere thirty minutes drive.



**Bus**  
30 second walk



**Main Roads**  
A1M 18.8 miles



**Train**  
Harrogate - 12.3 Miles



**Airport**  
Leeds/Bradford 20.3 Miles

**Fixtures & fittings**  
Fixtures and fittings are to be negotiated separately.

**Services**  
All mains services are connected. Water is via an air sourced heat pump and electricity via solar panels.

**Rating Authority**  
Harrogate Borough Council Tax Band TBC

**Tenure**  
Freehold