

TOTAL APPROX. FLOOR AREA 856 SQ.FT. (79.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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FOR SALE AS INVESTMENT PURCHASE WITH TENANT IN SITU *** Nidd Vale Villa is a delightful three bedroomed semi detached stone bungalow situated in the picturesque town of Pateley Bridge which is located approximately fifteen miles from the spa town of Harrogate. Benefiting from ample views over the park including the bowling green and band stand the accommodation comprises: Dining kitchen with a range of white gloss wall and floor units and integrated appliances, living room, two double bedrooms, a further bedroom which could be used as an office and a house bathroom. Externally there is a gravelled area to the front roadside of the property and the rear of the property has a further gravelled area which provides off street parking.

This property must be viewed to appreciate its setting in the heart of the Yorkshire Dales.

Asking Price: £265,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Head Office:

2 North Street, Ripon HG4 1JY

Ripon: 01765 604343 ripon@sherringtonsestateagents.co.uk

Low Wath Road, Pateley Bridge, HG3 5HL



ENTRANCE

Door with glazed window to;

ENTRANCE HALL

Double glazed windows to front elevation. Doors to;

DINING KITCHEN

Double glazed picture window to the front elevation. Range of wall and floor units with worktop over, four ring gas hob with built in under counter electric oven and extractor over. Stainless steel bowl sink with drainer, integrated fridge freezer, washing machine and dishwasher.



LIVING ROOM

Double glazed picture window to front elevation with door to the front of the property, radiator.

MASTER BEDROOM

Double glazed picture window to front elevation, radiator.

BEDROOM TWO

Double glazed picture window to rear elevation, radiator, access to loft through hatch.



BEDROOM THREE

Double glazed window to rear elevation, radiator.

BATHROOM

White suite comprising: Bath with shower over with fully glazed screen, wash hand basin with pedestal. Low level W.C., ladder towel rail, extractor fan, recessed lighting.

EXTERNALLY

TO THE FRONT

To the front roadside of the property is a gravelled area with walled boundaries and great open views to the front roadside of the property.

TO THE REAR

At the rear of the property is a further gravelled area which provides off street parking.

