



**6 Millfield Street, Pateley Bridge, North Yorkshire, HG3 5AY**

**£265,000**

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A superbly presented three-bedroom mid-terrace house, located in the sought-after village of Pateley Bridge, surrounded by beautiful countryside.

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This modern and spacious home offers comfortable living across three floors with generous room proportions and an easy-to-maintain patio garden.

The property is offered for sale with no onward chain and represents an excellent opportunity for those seeking a peaceful village lifestyle or a quality holiday let, while still being close to local amenities and transport links.





## GROUND FLOOR RECEPTION HALL

Front entrance into a welcoming reception hall.

## SITTING ROOM

A spacious living room boasting character features and tall ceilings. A feature fireplace is flanked by traditional alcove storage to one side, with decorative coving and a picture rail, in keeping with the age of the property.

## DINING KITCHEN

A smart and spacious kitchen/diner fitted with stylish Shaker-style units, eye-level double oven and grill, gas hob, wine storage and space for appliances. A door leads out to the rear patio garden.

## CLOAKROOM

Fitted with WC and washbasin.

## CELLAR

Stairs lead down to a useful cellar providing storage.

## FIRST FLOOR

### BEDROOM 1

A generously proportioned double bedroom at the front of the house. Fitted cupboard.

## BATHROOM

A particularly large and luxurious bathroom with white suite comprising WC, washbasin, bath and separate shower cubicle. Fitted airing cupboard.

## SECOND FLOOR

### BEDROOM 2

A large double bedroom with roof window. Fitted wardrobes.

### BEDROOM 3

A further bedroom with roof window.

## OUTSIDE

To the rear of the property is an enclosed patio garden, surrounded by stone walls and high fencing for privacy. There is also a useful store providing extra storage space.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 144.0 m<sup>2</sup> ... 1550 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	62
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>		