



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.  
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