







Bridgehouse Gate, Pateley Bridge, Harrogate, HG3 5HG

- Charming one-bedroom house
- Just off the main road
- Finished to a high standard
- Ideal first-time buyer opportunity
- Offered for sale with no onward chain
- Highly sought-after Pateley Bridge location
- Modernised throughout
- Contemporary bathroom
- Excellent buy-to-let investment
- Extra room to be converted

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Guide Price £180,000

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DESCRIPTION

Located in the picturesque market town of Pateley Bridge, this beautifully presented one-bedroom house offers a fantastic opportunity for first-time buyers, investors or those looking for a charming holiday retreat. With an additional room with its own entrance on the ground floor which could be converted into the current layout or used as a separate business or converted into a separate dwelling, subject to the correct permissions.

Situated just off the main road, the property enjoys a highly convenient location with a range of independent shops, cafés, pubs and local amenities right on the doorstep. The stunning Nidderdale countryside is also within easy reach, offering an abundance of scenic walks and outdoor pursuits.

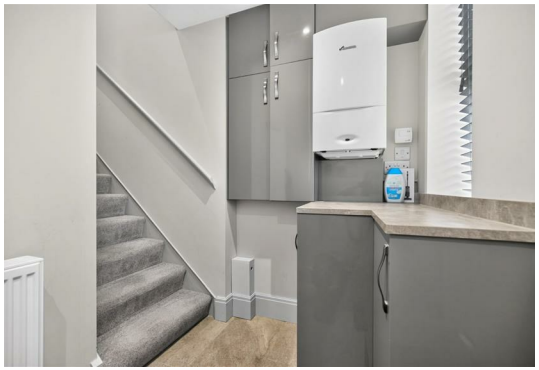
The property has been thoughtfully modernised throughout and is finished to a high standard, combining modern convenience with the charm and character of its surroundings. The accommodation comprises a welcoming reception room, a well-proportioned bedroom and a contemporary bathroom.

The property offers excellent versatility as a lucrative holiday rental, be used as a long-term investment or provide a wonderful home or weekend retreat or the potential to convert.

Offered for sale with no onward chain, early viewing is highly recommended to fully appreciate the location, presentation and potential this property has to offer.



















Total floor area 60.2 sq.m. (648 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

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Viewings

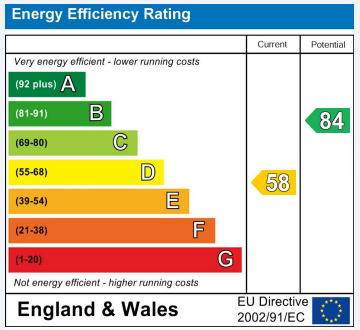
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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