



Springfield Way, Pateley Bridge, Harrogate £1,400 Per Month

Stephensons are pleased to offer for rent this ideally situated four bedroom detached property. Sat in an elevated position in the picturesque village of Pateley Bridge and offered for rent unfurnished, an early viewing is strongly advised.



The property is entered via a uPVC front door into an entrance hall with doors leading to the ground floor accommodation and stairs to the first floor. The principal reception room can be found the the front elevation of the property with feature gas fire, and a bay window overlooking the front garden. Double doors open through into a dining room with patio doors out to the rear garden.



The spacious kitchen sits to the rear elevation of the property and boasts a range of wall and base units, double oven, gas hob, stainless steel sink with mixer tap and drainer. There is also ample space for further appliances and a door leading into a useful utility room with further sink and units. A rear porch can be accessed from the kitchen with useful storage units as well as two doors leading out to the rear garden and into the attached single garage respectively.



Completing the ground floor accommodation is a further reception room, ideal as a home office, and a wc.

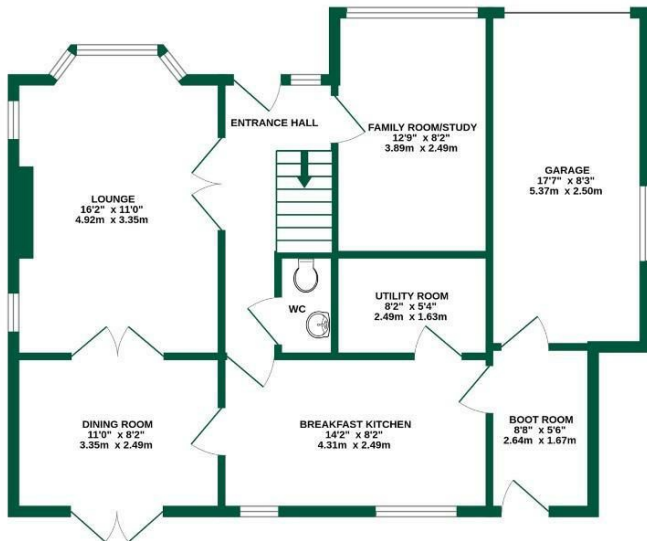
To the first floor are four bedrooms, one with en-suite, and a house bathroom. The master bedroom sits to the rear of the property, and is a large double bedroom with stunning far reaching countryside views. The bedroom also benefits from an en-suite shower room which briefly comprises a walk-in shower, pedestal wash basin, and a low flush wc. Bedroom two is another well proportioned double room to the front of the property, with bedrooms three and four smaller single rooms. The large family bathroom completes the first floor accommodation and briefly comprises a panelled bath with gravity shower over, pedestal wash basin and low flush wc.



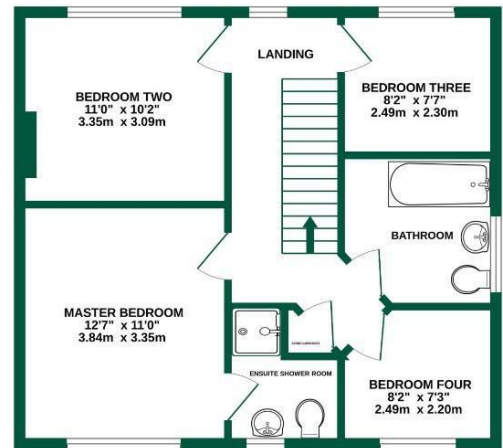
To the outside the property comes with a private rear garden which is mainly laid to lawn with mature beds surrounding, as well as lawned gardens to the front and side elevation.

There is ample off street parking for 2-3 cars via a driveway which leads to an integral single garage.





GROUND FLOOR
APPROX. FLOOR
AREA 797 SQ.FT.
(74.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 569 SQ.FT.
(52.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 1366 SQ.FT. (126.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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