



Bewerley, Harrogate, HG3 5HS

- NO ONWARD CHAIN
- Delightful one-bedroom detached cottage
- Bright and inviting interior with a cosy atmosphere
- Parking for one vehicle in front of the property
- Early viewing highly recommended
- Located in Bewerley village, close to local amenities
- Ideal for first time buyers, downsizers, or investors
- Beautiful garden with stunning countryside views
- Within easy reach of Harrogate and Ripon
- Council Tax Band A

Guide Price £180,000



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DESCRIPTION

NO ONWARD CHAIN. Situated in the charming village of Bewerley, this delightful one-bedroom detached cottage offers a perfect blend of comfort and picturesque surroundings. Ideal for first-time buyers, downsizers, or those seeking a sound investment, this property is ready to move straight into and benefits from full double glazing and gas central heating, ensuring comfort and efficiency throughout, while remaining low maintenance both internally and externally.

The property boasts a welcoming reception room that seamlessly combines lounge and dining space, creating an inviting atmosphere for relaxation and entertaining, with plenty of space to enjoy everyday living. The cottage features a well-appointed bedroom and a modern bathroom, ensuring all essential amenities are at your fingertips.

One of the standout features of this property is the enchanting garden, which provides stunning views of the rolling countryside, allowing you to immerse yourself in the beauty of nature right from your doorstep. There is also off-road parking for one car at the front of the property.

Bewerley is a sought-after location, known for its tranquil environment and close-knit community, while also benefiting from close proximity to the amenities of Pateley Bridge. A range of independent shops, cafés, and traditional pubs are all within comfortable walking distance, offering both convenience and a vibrant local atmosphere.

With its charming character, idyllic setting, and excellent accessibility to local amenities, this cottage presents a unique opportunity to own a piece of rural paradise while still enjoying everyday convenience. Whether you are looking to invest, downsize, or find your first home, this is a must-see property.

EPC

Energy rating TBC

This property produces TBC tonnes of CO2

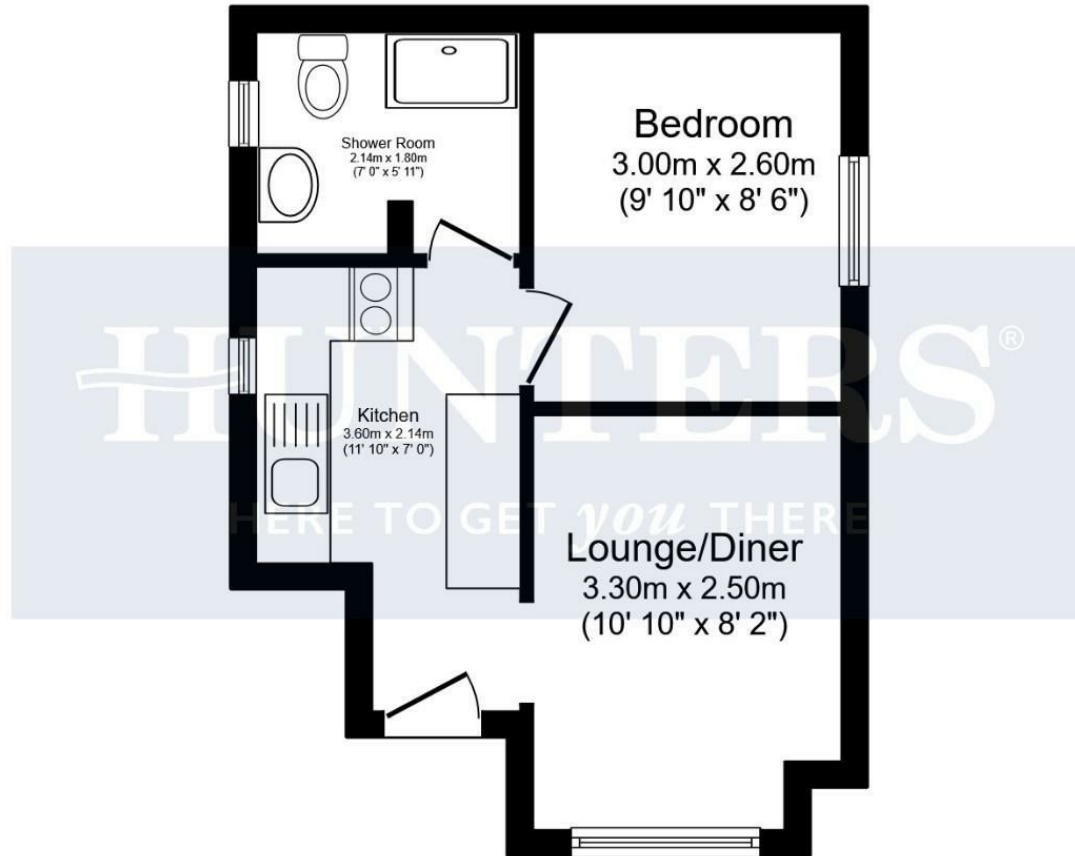
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: A







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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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.



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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
 Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

Total floor area 27.1 sq.m. (292 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