



## Pateley Bridge Road, Burnt Yates, Harrogate, HG3 3EG

- Charming semi-detached home in the picturesque village of Burnt Yates
- Ideal opportunity for first-time buyers or investors
- Cosy lounge featuring an open fire and plenty of natural light
- Stylish fitted kitchen with integrated appliances and oak-effect worktops
- Separate dining room perfect for family meals and entertaining
- Direct access from the kitchen to the rear garden for outdoor living
- Luxury-style bathroom with elegant roll-top bath suite
- Attractive private enclosed garden with split-level paved seating areas
- Driveway leading to a secure gated parking space at the rear
- Council Tax Band D



**Guide Price £285,000**

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## DESCRIPTION

Located in the picturesque village of Burnt Yates, this charming semi-detached house presents a unique opportunity for both first-time buyers and investors alike. With three well-proportioned bedrooms and a delightful blend of character and modern living, this property is sure to impress.

Upon entering, you are welcomed into a spacious entrance hall, complete with an under-stairs cupboard and stairs leading to the first floor. The ground floor features a cosy lounge, bathed in natural light from the front window, and an inviting open fire, perfect for those chilly evenings. Adjacent to the lounge is a dining room, providing an ideal space for family meals and entertaining guests.

The superb kitchen is a highlight of the home, featuring a range of wall and base units, oak-effect work surfaces, and integrated appliances. An external door leads you to the rear garden, making it easy to enjoy al fresco dining or simply relax in the fresh air.

On the first floor, you will find three generous double bedrooms, with the main bedroom boasting fitted wardrobes for added convenience. The bathroom is a true retreat, featuring a roll-top bath, WC, and washbasin, offering a touch of luxury to your daily routine.

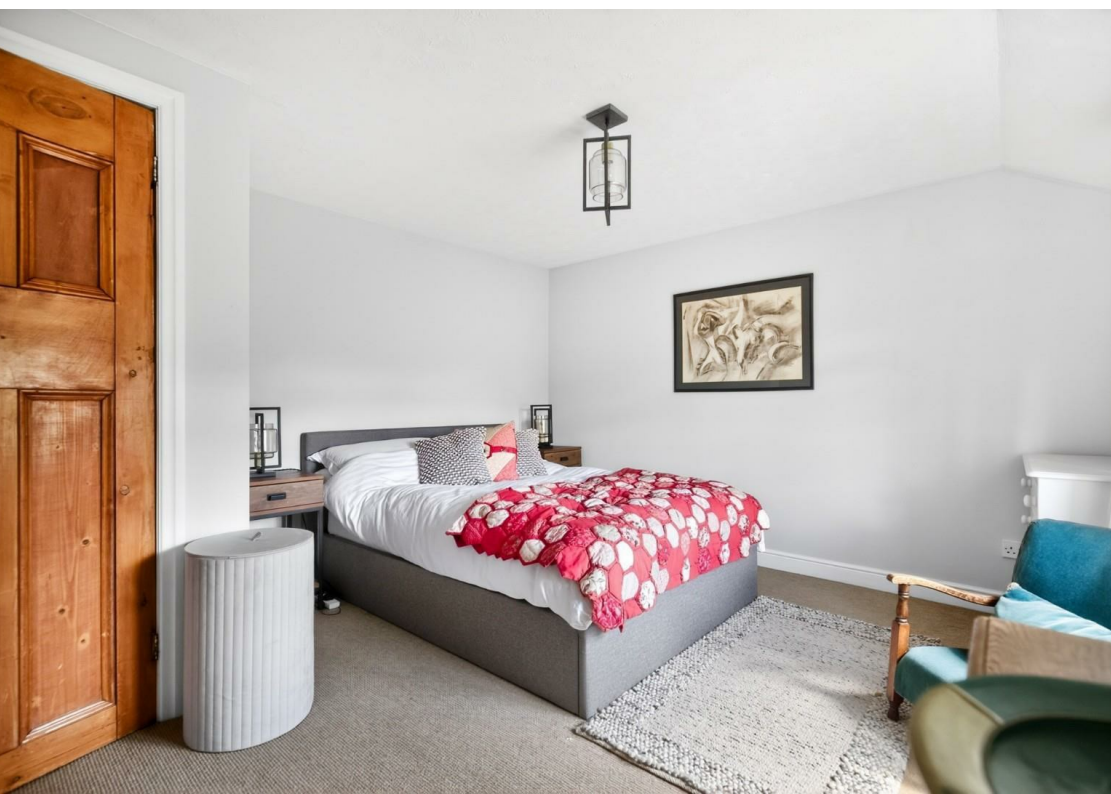
Outside, the property boasts an attractive and private garden, fully enclosed for your peace of mind. The split-level paved areas provide a lovely space for outdoor gatherings or quiet contemplation. Additionally, a driveway offers access to a private gated parking space at the rear.

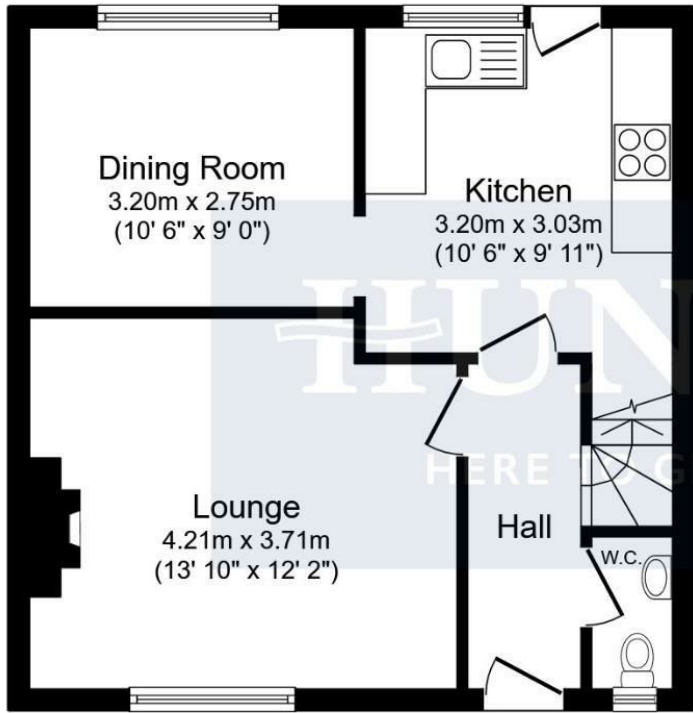
Surrounded by stunning rolling countryside, this home is conveniently located just a short drive from nearby villages such as Ripley, Birstwith, and Hampsthwaite. With its blend of charm, character, and modern amenities, this property is a must-see for anyone seeking a tranquil lifestyle in a beautiful setting.



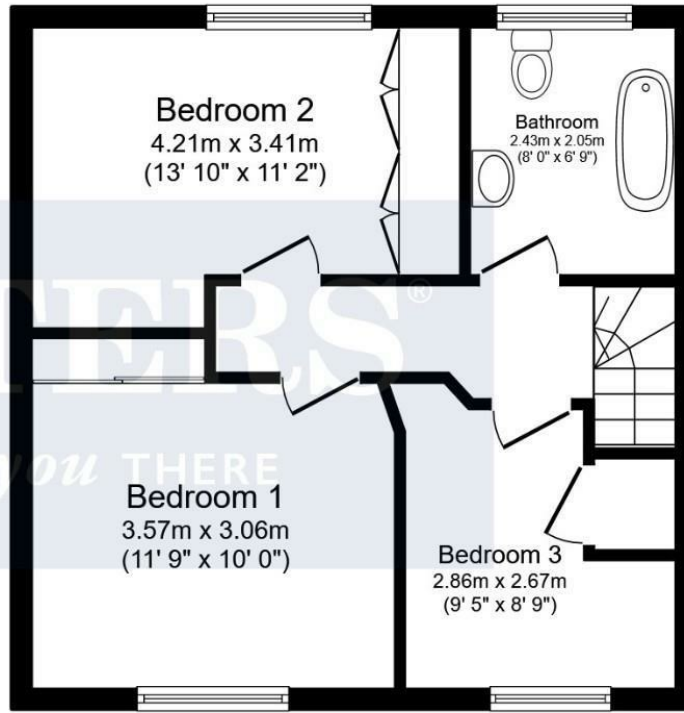
EPC  
Energy rating E  
This property produces 4.3 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: D





**Ground Floor**



**First Floor**

Total floor area 82.2 sq.m. (885 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



**Viewings**

Please contact [harrogate@hunters.com](mailto: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](mailto:harrogate@hunters.com) <https://www.hunters.com>

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

