

FOR SALE Upon instructions of the
Joint Receivers

**Nydsley Hall, Mill Lane, Pateley
Bridge, HG3 5BA**

A RARE OPPORTUNITY TO ACQUIRE FIVE SELF
CONTAINED APARTMENTS SUITABLE FOR
EITHER HOLIDAY RENTALS OR PERMANENT
OCCUPATION LOCATED ON THE EDGE OF THE
YORKSHIRE DALES.

CONTACT

Amy Selfe

T: 0161 967 0122

E: amy.selfe@landwoodgroup.com

KEY CONSIDERATIONS

- Nestled within the Nidderdale National Landscape, Pateley Bridge is a charming market town on the edge of the Yorkshire Dales
- Conveniently situated within a 30 minute drive of the popular towns of Skipton and Harrogate.
- The property offers five self contained apartments with high quality finishes throughout.
- Ample parking and attractive external areas.
- An ideal opportunity to operate as holiday lets, or a permanent residential investment in a high demand area.
- Inviting offers in the region of £1,250,000 for all flats on a single freehold title with vacant possession.



Nydsley Hall, Mill Lane, **Pateley Bridge, HG3 5BA**

DESCRIPTION

The property is a former residential care home that has been tastefully converted to provide five self contained apartments, within a Victorian building constructed of Yorkshire stone. Internally, there is a communal entrance and the apartments are arranged over the basement, ground, first and second floors.

Basement Flat- Located to lower ground floor level and separately accessed to the side of the property. It includes a kitchen, lounge, three double bedrooms, one of which includes an en-suite w/c. There is also a family bathroom with bath, dual sink and w/c. Externally this flat benefits from a patio area to the side of the property. This flat has suffered with some damp and requires a refurbishment to bring it back to standard.

Ground floor- The Grande Suite- This flat is accessed from the communal hallway and comprises two double bedrooms, one of which has a freestanding bath alongside a separate w/c and sink. There is also a main bathroom with walk in shower, dual sink and w/c, and a large kitchen/diner/lounge alongside a small utility room. The kitchen has a large kitchen island, and the dining area to this section of the flat is provided within an orangery style extension, with lantern rooflight. The orangery leads to a small patio area to the rear.

Ground floor- The Lodge- Comprises two double bedrooms, one with an ensuite shower room, kitchen/diner, utility and family bathroom. The bathroom has a roll top style bath with shower over, a dual sink and WC. This flat benefits from a garden area to the rear.

First floor-The Terrace- Two double bedrooms, one with dressing area and ensuite shower room, kitchen, lounge and family bathroom with roll top style bath, dual sink and WC. Externally there is an area of decking outside this property.

Attic- The Penthouse- This apartment comprises two double bedrooms, one with a dressing area and bathroom. It features an open plan kitchen/diner/lounge.



LOCATION

Pateley Bridge sits at the heart of the Nidderdale National Landscape, combining rich heritage with beautiful surroundings. The award-winning High Street, home to independent shops, cosy cafés, and a pub, offers a true taste of the Dales. The location is ideal for a countryside escape, or permanent rural living. The property is conveniently located within the centre of the town and close to popular landmarks and hiking areas.

The sought after towns of Harrogate and Skipton are both circa 30 minutes away by car making Pateley Bridge within easy reach of these desirable areas for shopping and leisure activities. There are direct bus services from Harrogate to Pateley Bridge. The city of Leeds is also one hours drive to the south of the property which can be accessed directly by the B6451.

ACCOMMODATION

Approximate floor areas are as follows:

Basement flat:	1,138sq.ft.
The Grande Suite:	1,159sq.ft.
The Lodge:	1,182sq.ft.
The Terrace:	951sq.ft.
The Penthouse:	821sq.ft.

CONDITION

Four out of the five flats are beautifully presented internally with high quality fixtures and fittings throughout. However the basement flat has suffered from some damp issues and requires a refurbishment to bring it to the same standard as the other four flats.

Outside, the property benefits from a spacious gravel driveway offering extensive parking, a rare and valuable feature in such a central location.

TENURE

The property is held under a single freehold title number NYK469847.

Photographs



Nydsley Hall, Mill Lane, **Pateley Bridge**, HG3 5BA

OFFER TERMS

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

EPC

Apartments 1-4: EPC rating of B.

Apartment 5: EPC rating of C.

COUNCIL TAX

Apartment 1- D. Charge for 25/26 is £2,367.42.

Apartments 2-5- B. Charge for 25/26 is £1,841.33.

Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give – and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.

VAT

All figures quoted are exclusive of VAT which may be applicable.

PRICE

Offers in the region of £1,250,000 for the bricks and mortar only.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

CONTACT US TO ENQUIRE

AMY SELFE

Associate Director

T: 0161 967 0122

E: amy.selfe@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate, Manchester,
M3 2BW

