



1 Northgate Cottages

Brimham Rocks Road, Burnt Yates, Harrogate HG3 3ER

An immaculately presented four-bedroom end terrace cottage set within lawned gardens and offering far-reaching views over the Nidderdale valley. This stone-built property has been recently renovated and modernised to a high standard throughout, and benefits from off street parking and detached double garage. For sale by Private Treaty

Guide Price: £650,000

LOCATION & SITUATION

Burnt Yates is a small rural village situated between the market town of Pateley Bridge (7.5 miles northwest) and the spa town of Harrogate (7 miles southeast). The village itself benefits from a local primary school, and other nearby villages of Hampsthwaite, Birstwith and Ripley offer a range of day-to-day amenities. The property itself is also within commuting distance to Harrogate, Ripon, York and Leeds.

DESCRIPTION

Set within a peaceful location on the edge of the Nidderdale National Landscape, and with expansive views across open countryside, 1 Northgate Cottages has been newly renovated and modernised to a high standard throughout.

The property is accessed via a private gateway off Brimham Rocks Road, with the ground floor comprising of an open plan kitchen diner, separate spacious living room, w/c and utility room.

The kitchen diner is positioned well to benefit from the abundance of natural light at the rear of the property. Two sets of patio doors from the kitchen diner open onto the patio area outside, providing a fantastic space for outdoor entertaining. The kitchen comes equipped with an integrated oven and microwave, hob and built in fridge/freezer.

A flight of stairs in the centre of the property leads up to the first-floor landing, which contains three bright and spacious double bedrooms with views over the garden and countryside beyond, and a large contemporary family bathroom. The master bedroom benefits from an en-suite and two of the three rooms are equipped with built in wardrobes.

From the landing, a further flight of stairs leads up to the second floor to reveal a fourth double bedroom. Again, this room benefits from built in storage and has far reaching views out to the south.

Access to the garden is offered via patio doors from the kitchen diner and through the front door in the living room. Access can also be taken separately from the drive. The garden surrounds the property on all three sides and consists of a large lawned area with mature trees, flower beds and paved patio area. It is enclosed by a traditional stone wall on the roadside and post and rail fence to the south, providing sheltered, uninterrupted views, with ample room for outside dining.

A stone built double garage provides an excellent parking and outdoor storage with scope for home gym or office space.

Overall, the exquisite setting, enviable location and outstanding condition of the property makes 1 Northgate Cottages the perfect family home.

TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

DIRECTIONS

From Burnt Yates, head west out the village and turn right onto Brimham Rocks Road. Continue along the road for approximately one mile and the property is on the left-hand side marked by a For Sale board.

SERVICES

The property benefits from mains electricity, mains water supply, oil fired central heating and private sewerage.

COUNCIL TAX

The farmhouse is within Band B.

RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all Rights of Way, public and private, which may affect the property.

FIXTURES & FITTINGS

Only those items specifically stated in these particulars are included in the sale.





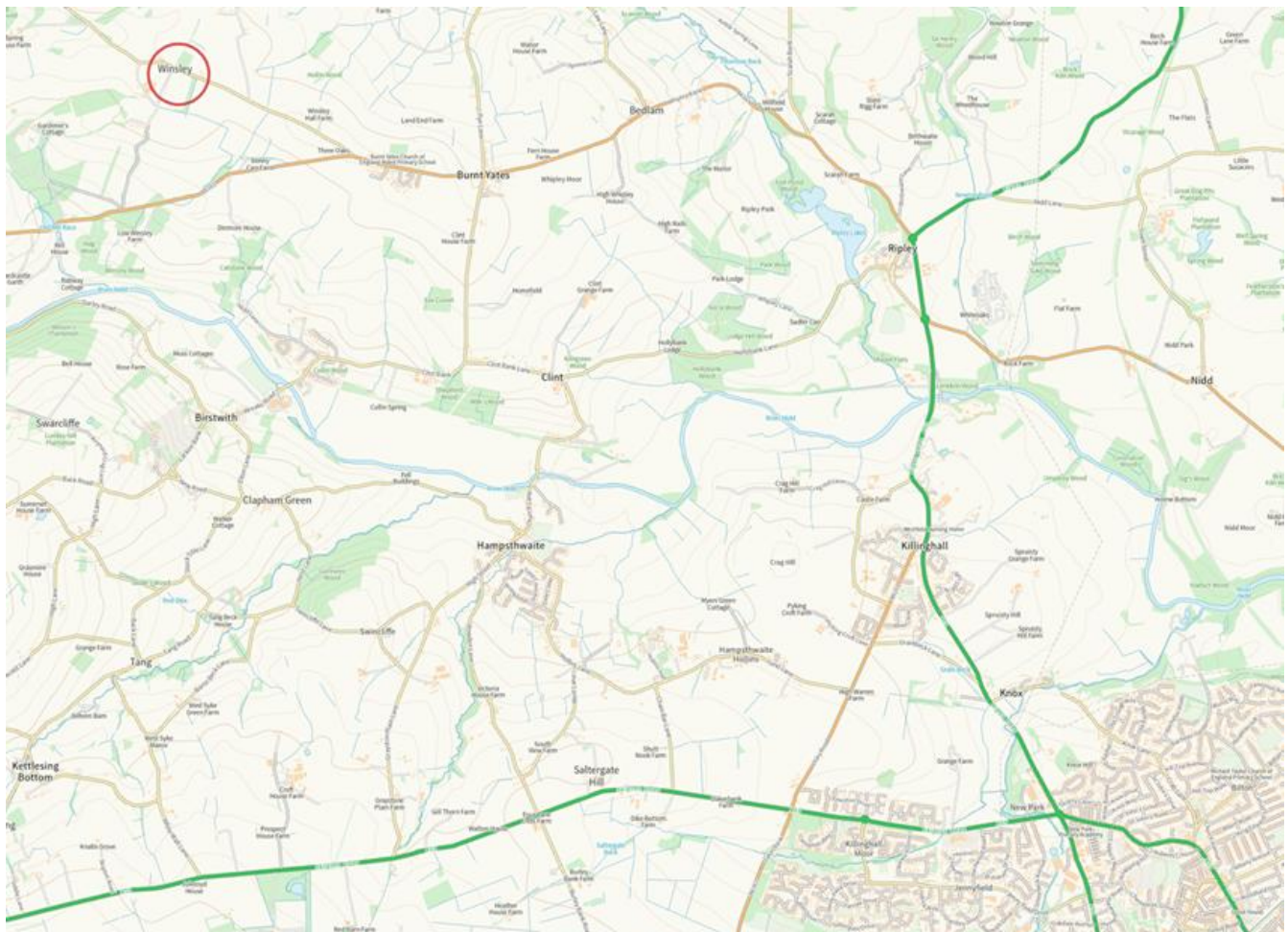


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

Following acceptance of any offer, all buyers will be required to undertake Anti-Money Laundering ID Checks and provide proof of funding to the selling agents.

Following successful checks, solicitors will be instructed with an anticipated timescale for exchange of contracts within 60 days. If a purchase is unable to achieve this, they should make this clear at the time of submission offer.

Upon exchange of contracts a 10% deposit will become due with the balance payable upon completion at a date to be agreed between the parties.

LOCAL AUTHORITY

North Yorkshire Council, Northallerton Business Park,
Northallerton DL6 2NA
Tel: 01609 780780 www.northyorks.gov.uk

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7. Care should be taken during any inspection/viewing of the property.

Regulated by RICS

Particulars Produced on 12/05/2026

VIEWING

To arrange a suitable time to view the property, please contact our office on 01765 658525.

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Plan. The areas given may vary from the Rural Land Registry plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

VALUE ADDED TAX (VAT)

The Guide Price quoted is exclusive of VAT. Should any part of the sale become chargeable, this will be payable by the purchaser. The seller is not aware that any option to tax has been made on the property.

IMPORTANT NOTICE

If you have downloaded these particulars from our website please also register your interest with our office to ensure that you are kept informed about the progress of the sale.