



Silverwell Cottage, Pateley Bridge Road, Burnt Yates, HG3 3EG

£300,000

Guide Price

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A charming and most individual three-bedroom home offering generous and characterful accommodation.

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This superb property enjoys a most convenient position surrounded by open countryside and just a short drive from other local villages including Ripley, Birstwith and Hampsthwaite.

An internal viewing is essential to appreciate the overall size and quality of this individual cottage. Offered for sale with no onward chain.





The very well-appointed accommodation comprises -

**GROUND FLOOR**  
**ENTRANCE HALL**

With under-stairs cupboard and stairs leading to the first floor.

**CLOAKROOM**

**LOUNGE**

With window to front and open fire.

**DINING ROOM**

Window to rear.

**SUPERB KITCHEN**

Incorporating a range of wall and base units, oak-effect work surfaces and integrated appliances. External door leads to the rear garden.

**FIRST FLOOR**

**THREE GOOD-SIZED DOUBLE BEDROOMS**

The master bedroom has fitted wardrobes.

**BATHROOM**

Incorporating a roll-top bath, WC and washbasin.

**OUTSIDE**

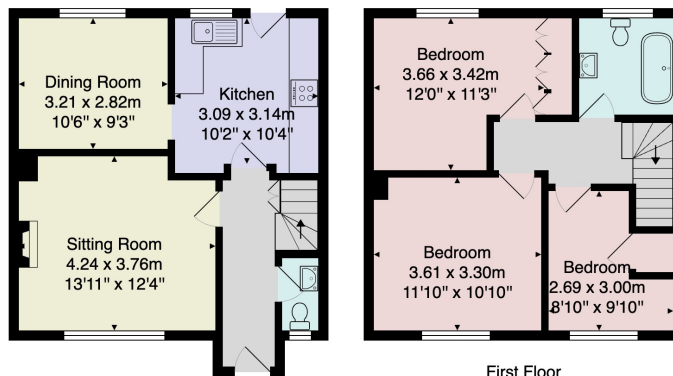
Attractive, private garden to the rear, being fully enclosed and with split-level paved areas. A driveway provides access to private gated parking space to the rear.

**Tenure** - Freehold

**Council Tax Band** - D

**EPC** - E





Ground Floor

First Floor

Total Area: 88.0 m<sup>2</sup> ... 947 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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