



## Silverwell Cottage Pateley Bridge Road, Burnt Yates

£285,000 Offer Over



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WINNING AGENT**

**#DARINGTOBEDIFFERENT**



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

**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.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



ACCOMMODATION 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

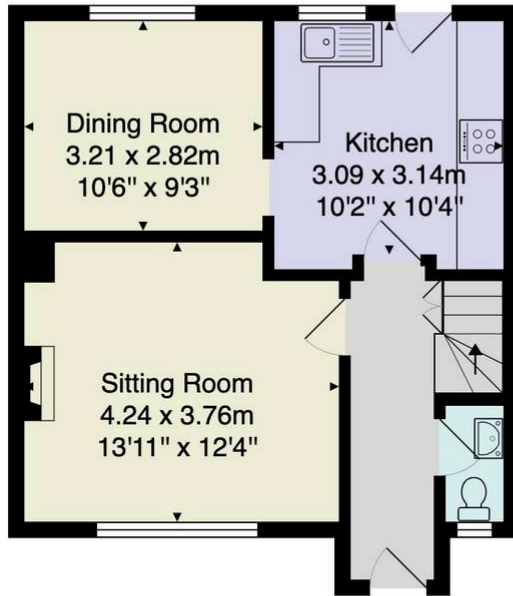
THREE GOOD-SIZED DOUBLE BEDROOMS

The master bedroom has fitted wardrobes.

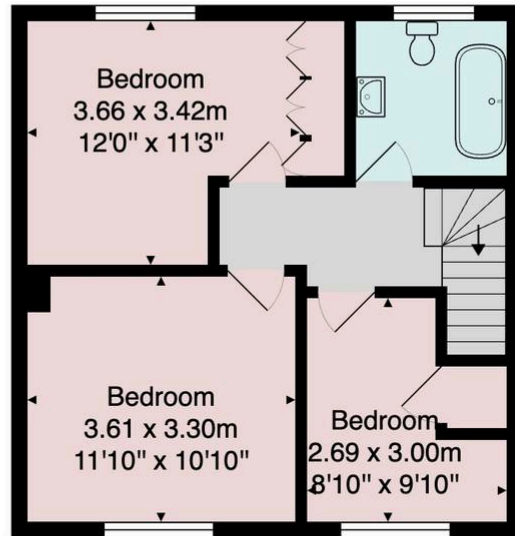
BATHROOM

Incorporating a roll-top bath, WC and washbasin.





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.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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