

FOR SALE



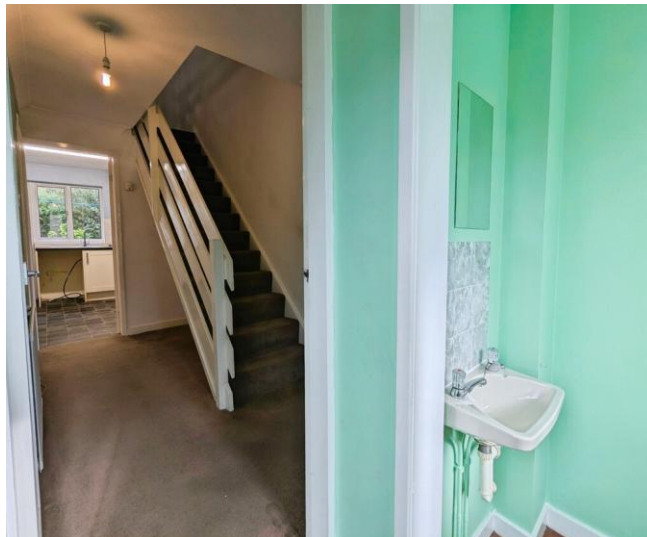
Cherry Tree Cottage, Orchard Close, Summerbridge, HG3 4BJ
Asking Price Of £260,000


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Key Features include:

- Offered for sale with no onward chain
- Three-bedroom semi-detached home
- Excellent potential to modernise and make your own
- Spacious open-plan living and dining room
- Enclosed, low-maintenance courtyard
- Detached single garage with power and lighting
- Downstairs WC and entrance porch



Offered for sale with no onward chain, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to put their own stamp on a property and create a home to suit their needs. Whilst the house would benefit from a programme of modernisation, it is perfectly liveable as it stands, offering a warm and welcoming feel, a practical layout and plenty of scope for improvement over time.

The ground floor comprises an entrance porch and downstairs WC, leading into a welcoming hallway and a spacious open-plan living and dining room. A wood-burner-style electric fire creates a cosy focal point, whilst the separate kitchen offers a practical space with ample fitted units and an external door opening onto an enclosed, walled courtyard.

This low-maintenance outdoor space provides a useful spot for a table and chairs, ideal for enjoying a morning coffee or dining outdoors in the warmer months.

Upstairs, there are two double bedrooms and a further generous single bedroom, providing flexibility for a growing family, guests or those needing space to work from home. The two double bedrooms currently benefit from built-in wardrobes, which could be removed to make the most of the available floor space. The accommodation is completed by a family bathroom fitted with a three-piece suite and shower over the bath, together with a useful storage cupboard housing the hot water cylinder and heating controls.

Externally, the property benefits from a single detached garage with lighting and power, along with parking to the front.

Situated in the popular village of Summerbridge, the property enjoys a village setting between Harrogate and Pateley Bridge, making it well placed for those looking to enjoy a more rural lifestyle whilst retaining access to the amenities of the surrounding towns. The village offers everyday conveniences including a village store, with the beautiful Nidderdale countryside close by for walking, cycling and exploring. Harrogate and Pateley Bridge provide a wider range of shops, cafés, schools and other amenities.

Priced at £260,000 to reflect the scope for modernisation, this is a fantastic opportunity for first-time buyers, families or anyone looking for a home with potential. With its welcoming atmosphere, practical accommodation and opportunity to add value over time, this is a property ready for its next owners to make it their own.

Further useful information regarding this fantastic property includes:

Tenure: Freehold

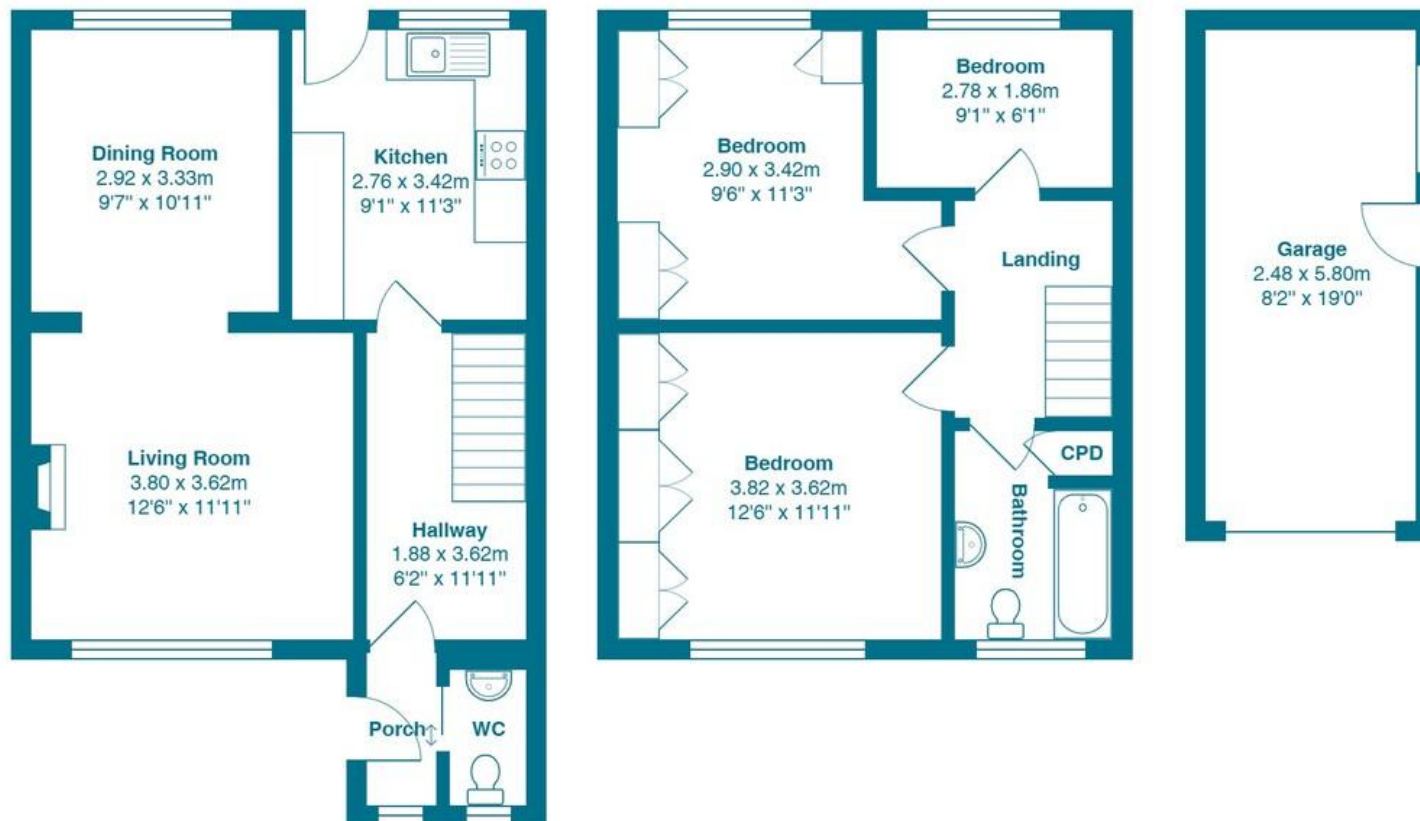
Council Tax Band: E

Services: Mains electricity, gas, and water
Broadband availability: Full broadband to the property with estimated speeds up to 1,600Mbps
Mobile Coverage: 02, Vodafone, EE
TV & Satellite availability: BT & SKY

Flood Risk: Very Low

EPC Graph:





Cherry Tree Cottage, 5, Orchard Close, Summerbridge, HG3 4BJ

Total Area: 87.8 m² ... 945 ft² (excluding garage)

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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