



Guide Price £220,000

- Superbly located cottage
- Two bedrooms
- Very well-appointed
- Modernised throughout
- Exceptional views
- Private courtyard garden & patio
- Off-street parking
- No chain

6 Blazefield Terrace, Pateley Bridge, Harrogate, HG3 5DW

With stunning south-facing views of Nidderdale in an elevated hamlet above Pateley Bridge, this stylishly modernised cottage offers two bedrooms, contemporary style and the advantage of an enclosed courtyard garden and parking space.

Kings House, 13 High Street, Pateley Bridge, North Yorkshire, HG3 5AP

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6 Blazefield Terrace, Pateley Bridge, Harrogate, North Yorkshire, HG3 5DW

Pateley Bridge 1.5 miles, Ripon 10 miles, Harrogate 13 miles (all distances approximate)

General remarks

This desirable terrace cottage has been the subject of a sympathetic modernisation programme which combines contemporary style with the property's period charm. Offered

with double glazing and electric heating including under floor heating to the bathroom. There is neutral decor and a modern open tread staircase with glass balustrade, stylish fitted kitchen with integrated appliances and a luxury bathroom with fully-tiled walls and white suite including sit bath with shower over. The open-plan layout to the ground floor takes advantage of the exposed stone wall feature and there is an attractive fireplace and some exposed beams. To the front there is off-street parking and a raised terrace with stunning south-facing views, to the rear is an enclosed paved courtyard with wall boundary and the advantage of a utility room with electricity and water connected. Viewing is recommended to appreciate this lovely cottage and its superb panoramic views.

Blazefield is located in an elevated position to the east of Pateley Bridge and therefore its sought after properties enjoy far reaching views. Pateley Bridge is convenient and offers a broad range of shops, services, public houses and restaurants along with leisure centre, riverside walks and a bus service to Harrogate. There are

primary schools in Pateley Bridge and the nearby village of Glasshouses (approx. 1 mile away) along with upper Nidderdale secondary school in Pateley Bridge. The property is located within the Nidderdale Area of Outstanding Natural Beauty with the Nidderdale Way footpath immediately adjacent enabling a short, scenic walk into Pateley Bridge. Therefore some of the region's most stunning countryside is on the doorstep including Brimham Rocks, How Stean Gorge, historic parks and gardens and the Yorkshire Dales and Moors. There is easy access to the Cathedral City of Ripon and Spa Town of Harrogate which both offer further amenities and links to the business centres and motorway network of the region.

Directions

After the Glasshouses junction take the right hand turning sign posted Ripon and continue up the hill. Blazefield Terrace can be found on the right hand side, follow the track at the front of the properties until no. 6 can be found on the left hand side.

Local authority

Harrogate Borough Council, 01423 500600,

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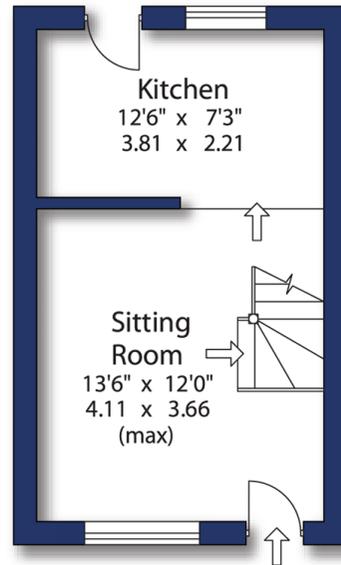
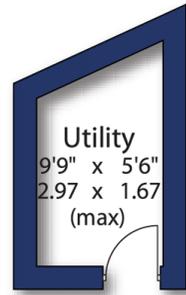


ARRANGE A VIEWING

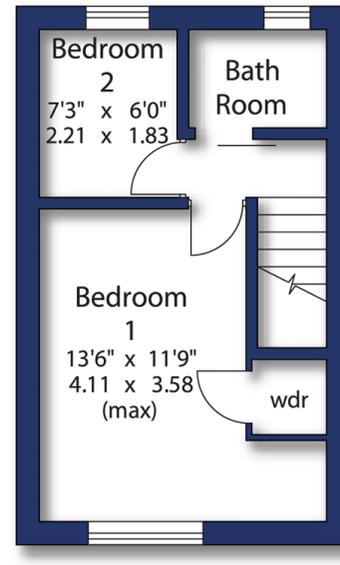


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Floorplans



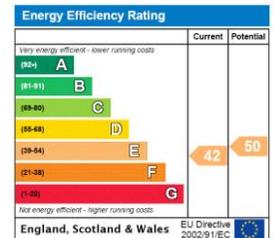
Ground Floor



First Floor

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