



## Bridge View Cottage, Shaw Mills, Harrogate, HG3 3HU

**£250,000**

Guide Price



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An attractive stone-built detached cottage, situated in a quiet position within this delightful Dales village.

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The property provides well-presented accommodation with two reception rooms with wood-burning stoves, fitted kitchen, modern bathroom and two double bedrooms. To the rear of the property there is an attractive and good-sized garden with lawn, planted borders and various sitting areas. The characterful accommodation has many original features, including beamed ceilings and fireplaces.

The property is located in a delightful position within this attractive Nidderdale village, between Harrogate and Pateley Bridge and convenient for the village amenities available in the nearby villages of Ripley, Hampsthwaite and Birstwith.







## GROUND FLOOR

### SITTING ROOM

A reception room with exposed wooden beams and attractive stone fireplace with wood-burning stove.

### DINING ROOM

A further reception room with glazed door leading to the garden and wood-burning stove. Stone-flagged flooring.

### KITCHEN

With fitted wall and base units with Belfast sink and space for appliances.

### BATHROOM

With WC, washbasin set atop vanity unit and bath with shower above. Tiled walls and floor.

## FIRST FLOOR

### BEDROOM 1

A double bedroom with fitted wardrobe.

### BEDROOM 2

A further good-sized bedroom with exposed beams.

### OUTSIDE

To the front of the property is a small forecourt cottage garden. To the rear of the property there is an attractive garden with lawn and sitting areas. On-street parking.

### AGENT'S NOTE

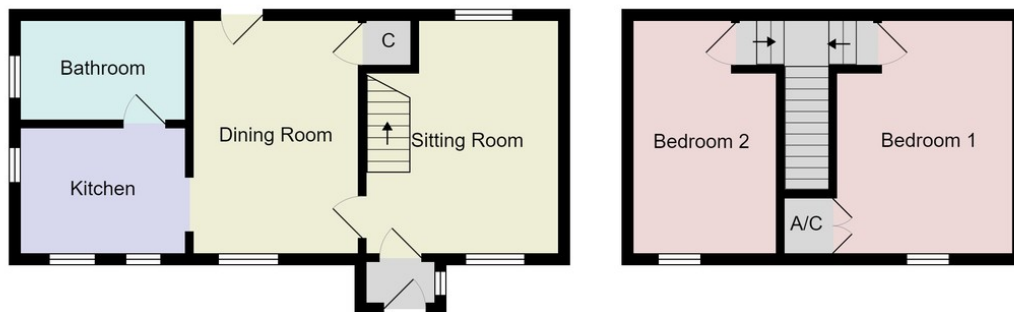
The property is approached by a shared pathway with Laurel House.

**Tenure** - Freehold

**Council Tax Band** - D







Total Area: 66.8 m<sup>2</sup> ... 719 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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