



31 HIGH STREET

Pateley Bridge | Nr. Harrogate | HG3 5JZ

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Pateley Bridge, Nr. Harrogate, HG3 5JZ

Situated within the heart of Pateley Bridge, this spacious property is set over 3 floors with a retail shop located on the ground floor and a generous 3 bedroom duplex apartment with roof terrace above.

Guide price £395,000

SITUATION

Pateley Bridge is a market town situated in the heart of Nidderdale, an Area of Outstanding Natural Beauty, it is consistently popular with tourists and the bustling High Street provides amenities for the local community and visitors alike, including independent retail stores, public houses, restaurants, doctors and dentists, a park and playground, sports clubs, primary and secondary schools are all within close proximity. Therefore, the heart of this High Street offers an enviable trading position for prospective purchasers. From Pateley Bridge the market town of Skipton, Cathedral city of Ripon and the spa town of Harrogate are easily accessible, providing excellent links to Leeds, York and further afield.

DESCRIPTION

The property is a stone, spacious mid-terrace conveniently located on the High Street, offering both commercial and residential opportunities.

The ground floor is currently run as a retail shop with a kitchen area and toilet situated to the rear of the shop. Stairs provide access down to the cellar currently utilised for storage.

The duplex apartment is currently used for holiday lets but would also make a lovely home. The apartment is accessed by a separate entrance to the rear of the property, via a





useful covered outdoor area. The front door opens into an entrance vestibule with stairs up to the first floor. The living accommodation briefly comprises of a well-appointed breakfast kitchen, dining room with stairs to the second floor, a generous sitting room with feature fireplace and electric stove inset, exposed stone wall and a bay window overlooking the high Street, house bathroom and bedroom.

To the second floor there is double bedroom with an attractive feature fireplace, a further room with a light tunnel is currently used as a bedroom, Jack and Jill shower room, single bedroom currently used as an additional sitting room with French doors opening onto a generous flagstone terrace with picturesque views over the valley. The terrace provides ample space for a table and chairs, a great space for al fresco dining.

ADDITIONAL INFORMATION

Tenure

Freehold with vacant possession on completion.

Services

All mains services, solar panels supply the electricity for the retail shop.

Council Tax

Band B

Agents Notes

The shop is currently let to a Gallery on a month-to-month basis and the current rent is £650 per month.

Viewing

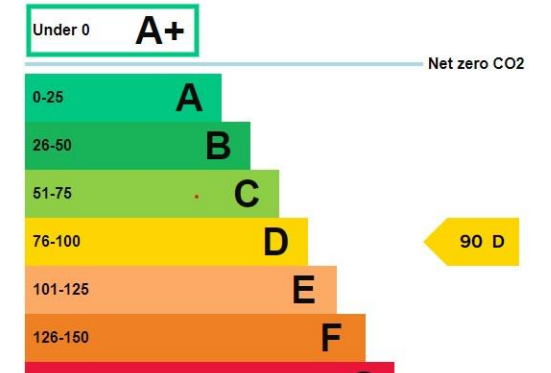
Strictly through the selling agents.

Lister Haigh, Knaresborough 01423 860322

Directions

From Ripley, take the B6165 towards Pateley Bridge and continue on this road for approximately 8.5 miles. Proceed down the High Street and the property is located on the right-hand side.





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