



2 Skaife Row Ripon Road, Pateley Bridge Harrogate

Guide Price £400,000



MYRINGS

Harrogate's Family Estate Agent



2 Skaife Row Ripon Road

Pateley Bridge, Harrogate

Welcome to 2 Skaife Row, a charming four-bedroom new build home crafted with reclaimed Yorkshire stone sourced from Holmfirth Quarry. The property is situated in the heart of the historic market town of Pateley Bridge which offers a range of amenities and is surrounded by beautiful countryside.

Council Tax band: D

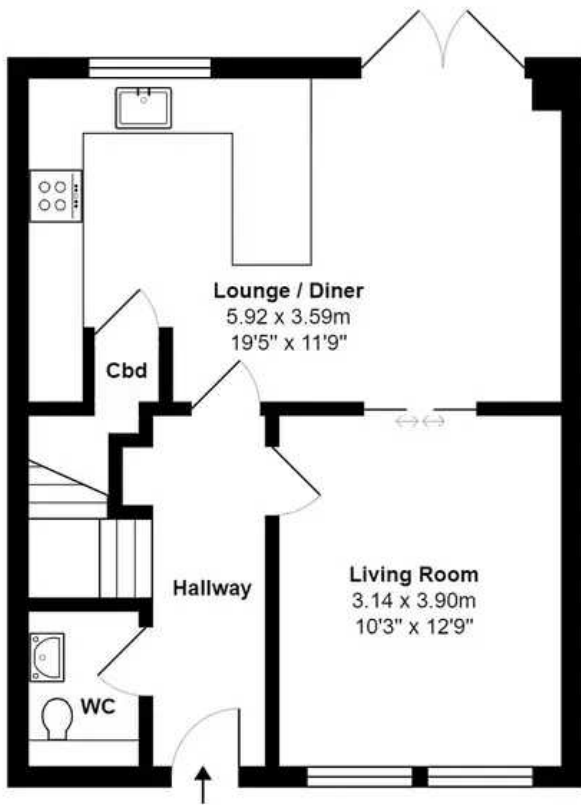
Tenure: Freehold

- CHARMING FOUR-BEDROOM NEW BUILD HOME CRAFTED WITH RECLAIMED YORKSHIRE STONE
- HEART OF HISTORIC MARKET TOWN OF PATELEY BRIDGE
- PRIVATE DRIVEWAY WITH TWO PARKING SPACES & ELECTRIC VEHICLE CHARGING POINT
- SECLUDED COURTYARD WITH DURABLE CEDARWOOD FENCING & CONVENIENT UTILITIES
- METICULOUSLY DESIGNED INTERIOR FEATURING LAURA ASHLEY FITTED UNITS & LUXURIOUS LAPICIDA STONE FLOOR TILES
- ENERGY-EFFICIENT LIVING WITH MECHANICAL VENTILATION HEAT RECOVERY SYSTEM & IMPRESSIVE EPC RATING OF B+

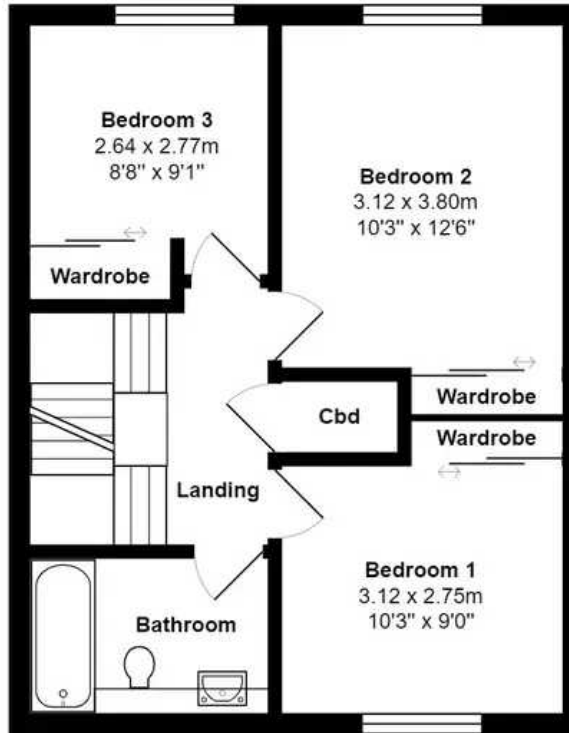


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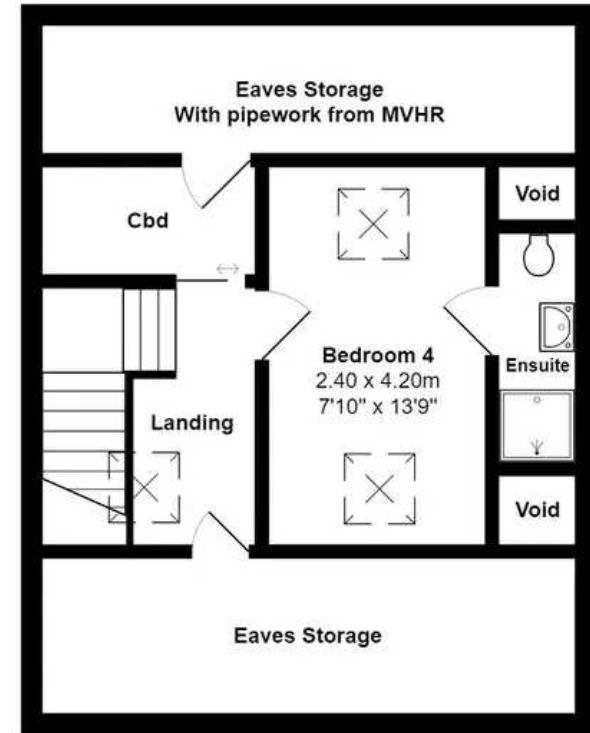




Ground Floor
Area: 45.3 m² ... 488 ft²



First Floor
Area: 45.3 m² ... 488 ft²



Second Floor
Area: 43.4 m² ... 467 ft²



All measurements are approximate and for display purposes only.
Total Area: 134.0 m² ... 1443 ft²





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