



Sunnyside, King Street, Pateley Bridge, North Yorkshire, HG3 5LE

£279,950

Guide Price

## Sunnyside, King Street, Pateley Bridge, North Yorkshire, HG3 5LE

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A charming and very individual three-bedroom stone built cottage offering deceptively generous accommodation arranged over one level, extending to over 1,100 square feet.

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This rare and unique double-fronted semi-detached residence is situated in a enviable position in the heart of the popular and fashionable village of Pateley Bridge, in the heart of Nidderdale.

Offered for sale with no chain and sure to appeal to a range of buyers, an internal viewing is essential to appreciate the overall scale and character of this superb home.





This handsome stone-built double-fronted property reveals exceptionally spacious accommodation arranged over just one floor. Now in need of modernisation, the current living space includes an entrance hall, a lovely square sitting room, dining kitchen with utility area, three bedrooms, bathroom and separate shower room.

Sunnyside enjoys a fine elevated setting just down from the church and so superbly placed for all the shops and amenities Pateley Bridge has to offer.

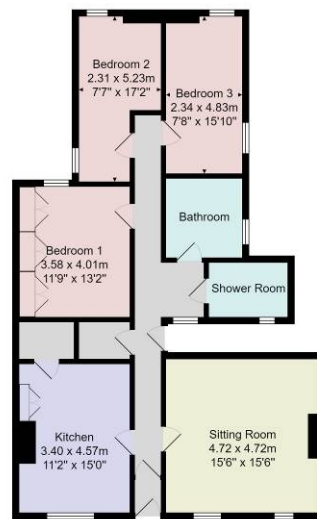
### **OUTSIDE**

There is a private parking space at the rear of the property and legal right of way to the back.

**Tenure - Freehold**

**Council Tax Band - B**





Total Area: 105.4 m<sup>2</sup> ... 1135 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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## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A			
B			82
C			
D		56	
E			
F			
G			
Not energy efficient - higher running costs	(1-40)		
England & Wales		EU Directive 2002/91/EC	
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