



HILLTOP SNUG, PATELEY BRIDGE

OFFERS OVER £400,000





# A stunning and beautifully presented home in the heart of Pateley Bridge.

\*NO ONWARD CHAIN\* Hilltop Snug is an immaculately presented home situated in a prime location on the outskirts of Harrogate, in the heart of the beautiful and picturesque town of Pateley Bridge.

Perfectly positioned with far reaching views over the town and offering the best of both worlds, with doorstep access to quiet country lanes, excellent walking routes, renowned primary and secondary schools and a well serviced, charming Dales town that boasts an excellent high street.

\*The timber-framed internal structure ensures energy efficiency, the house is offered with gas-fired central heating and under floor heating, air circulation system and hardwood painted, double glazed casement windows.



**Tenure**  
Freehold

**Local Authority**  
Harrogate Council

**Council Tax Band**  
TBC

**EPC Rating**  
B













Hilltop Snug is finished to the highest of standards, with stylish accommodation and plantation shutters throughout, in brief the generous accommodation comprises; a large entrance hall with w/c and stone flooring from Lapidica flows throughout the downstairs.

Having been sympathetically developed with a traditional frontage and built out of reclaimed Yorkshire stone sourced from Holmfirth Quarry, the property features a shared private driveway with parking for two cars and an electric vehicle charging station.

A generous sitting room with plantation shutters and views towards the town centre.

Pocket doors lead through to the dining kitchen with stone flooring and bespoke hand painted kitchens from Laura Ashley with integrated Siemens appliances, island unit, plenty of room for a large dining table and french doors lead out to the rear patio – this is a perfect space to enjoy the sun with friends and family.

\*Wet underfloor heating flows throughout the whole of the downstairs.

To the first floor the three well proportioned bedrooms all benefit from built in wardrobes and are serviced by the luxurious tiled house bathroom, with Burlington sanitary wear and Lapidica tiling.

To the second floor is a further double bedroom with modern en-suite shower room again, with Burlington sanitary wear and Lapidica tiling and extensive eaves storage.

Externally the property is approached by a private driveway leading to just four properties – a resin drive in front of the home provides allocated parking for two cars plus electric charging point.

To the rear of the property is an enclosed private courtyard garden which is finished with a beautiful cedar wood surround and lighting.



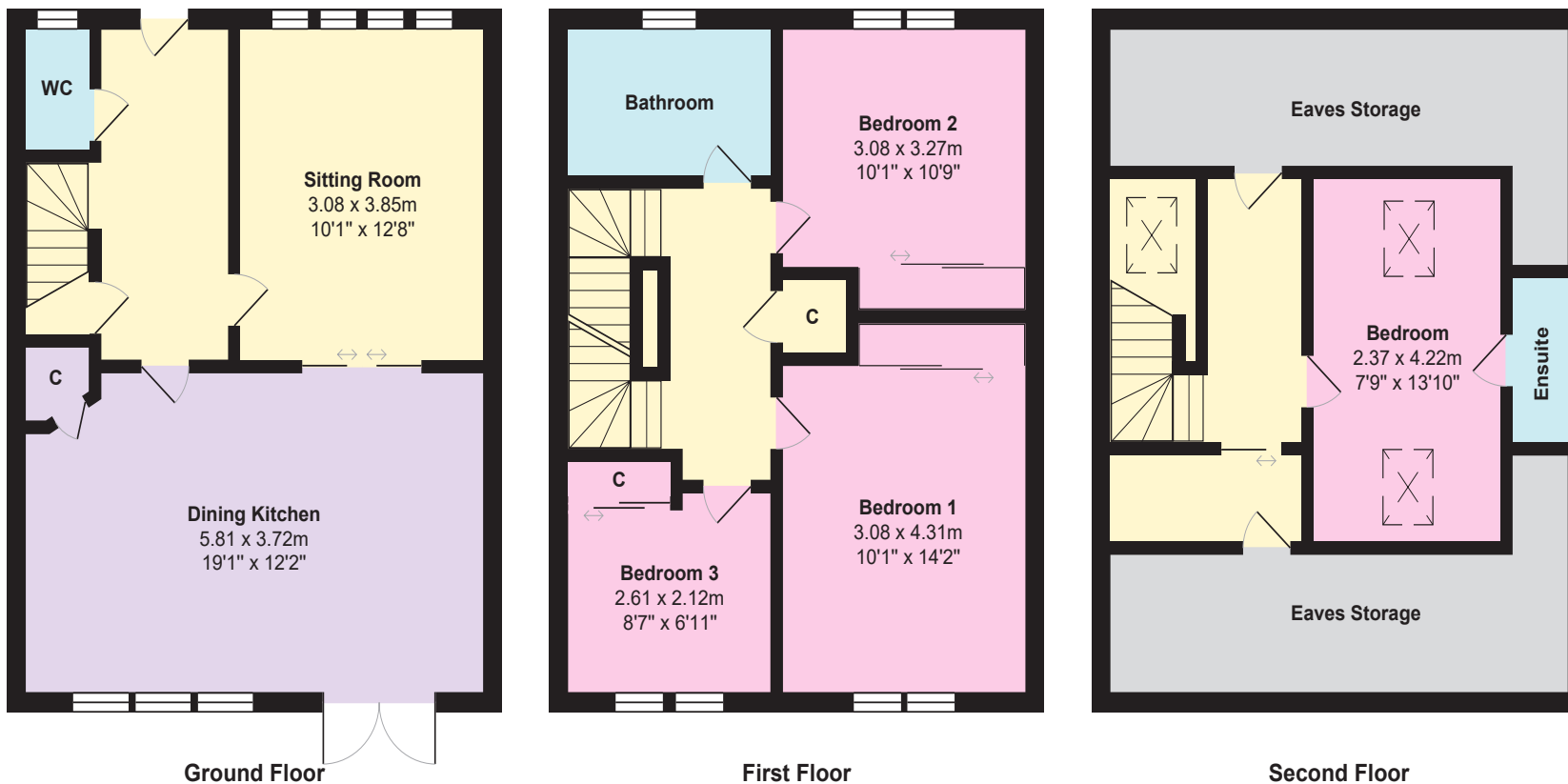


## Location

Hilltop Snug is situated in a prime location on the outskirts of Harrogate and in the beautiful village of Pateley Bridge and within walking distance to the centre of the village. The property benefits from easy access to the centres of Leeds 27 miles, Harrogate, 16 miles and Ripon 12 miles. Mainline stations in Leeds and York provide frequent services to London Kings Cross and Edinburgh with Leeds Bradford Airport only 21 miles away.







All measurements are approximate and for display purposes

## HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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