



1 Cross Keys, Church Street, Pateley Bridge, Harrogate, HG3 5LB

£287,500

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An attractive and most interesting property, understood to date from the mid-1700s, situated in the heart of Pateley Bridge.

The property forms part of a former inn which operated as a public house until 1957 when it was converted into three houses. The property is appointed to a good standard and provides generous and flexible accommodation with double glazed windows and gas central heating. There is a large and modern dining kitchen, a first-floor sitting room, two bedrooms, two bathrooms and a lower-ground-floor study / hobby room.

Situated in the heart of this popular Nidderdale town with its range of independent shops including two award-winning butchers, a fishmonger, chemist, baker, deli and two convenience stores. There is also a doctor's practice, dentist, gym with swimming pool and a petrol station. Pateley Bridge is about 30 minutes from Harrogate and has a regular bus service to the town centre. There is a well-regarded primary school and a secondary school. School buses also run to Harrogate schools.





GROUND FLOOR ENTRANCE HALL

CLOAKROOM

Plumbing for washing machine.

DINING KITCHEN

A modern, recently fitted kitchen with a range of pale grey units with marble-effect worktops and breakfast bar. Spacious dining area with wood-burning stove with hot plate set in a feature brick and stone fireplace. Built-in oven and dishwasher, glazed and illuminated glass panel in the wood laminate floor looking into the basement study. Concealed lighting in the ceiling and under the units. Large bay window. Access to inner hall and door to basement stairs. Oak beams.

LOWER GROUND FLOOR

STUDY

From the kitchen you descend into what was the old barrel store. This has been converted into a good-sized study and hobby room or gym. Large storage area.

FIRST FLOOR

LANDING

Stairs lead to the second floor.

LIVING ROOM

A spacious reception room with oak laminate floor with a raised area in the bay window to provide a viewing area. Corner fireplace with feature electric fire. Two built-in cupboards. Further window to the rear.

BATHROOM

White suite comprising of a double ended roll top bath with mixer bath shower washbasin and toilet.

SECOND FLOOR

LANDING

Large curved top window.

BEDROOM 1

A double bedroom with window to the front.

BEDROOM 2

A double bedroom with a window to the rear of the property.

BATHROOM

With corner shower, low-flush WC and washbasin.

OUTSIDE

Stone-flagged private parking area with log storage.

AGENTS NOTE

Stairs have recently been carpeted.

Tenure - Freehold

Council Tax Band - C





Total Area: 125.9 m² ... 1355 ft²
 All measurements are approximate and for display purposes only.
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