



4 Pudsey Terrace, Low Laithe, Harrogate, North Yorkshire, HG3 4BY

£260,000

## 4 Pudsey Terrace, Low Laithe, Harrogate, North Yorkshire, HG3 4BY

---

A charming and spacious stone-built terraced cottage with two double bedrooms and enjoying delightful views across the Nidderdale countryside in an attractive village location.

---

This attractive cottage reveals well-presented accommodation, with modern fittings throughout. The deceptively spacious accommodation comprises a sitting room with wood-burning stove, a modern kitchen and dining area, two double bedrooms and bathroom. There is also a large loft providing storage space with huge potential for further development, subject to obtaining the necessary consents.

Low Laithe is approximately three miles from the market town of Pateley Bridge and a short distance from Harrogate town centre. There is a village pub in Low Laithe and a regular bus service, with the adjacent village of Summerbridge providing a excellent range of further amenities including shops and post office, and primary school.





## **GROUND FLOOR**

Double glazed front door leads into –

### **LOUNGE**

With double glazed window to front with open countryside views. Attractive stone fireplace with log-burning stove set on stone hearth. Steps to kitchen. Stairs leading to first floor.

### **DINING KITCHEN**

A modern fitted kitchen comprising a range of stylish wall and base units and drawers with wood working surfaces above. Inset sink and electric oven with electric hob and extractor fan above. Integrated dishwasher. Space for free-standing fridge / freezer. Space for dining table and chairs. Door to rear garden.

## **FIRST FLOOR**

### **BEDROOM 1**

A light and well-presented double bedroom with double glazed window to front. Views over open countryside.

### **BEDROOM 2**

A light and well-presented double bedroom with double glazed window to rear. Views over open countryside.

### **BATHROOM**

A white a modern suite comprising, low-flush WC, corner washbasin with tiled splashback and corner bath with tiled splashback. Central heating radiator.

### **LOFT**

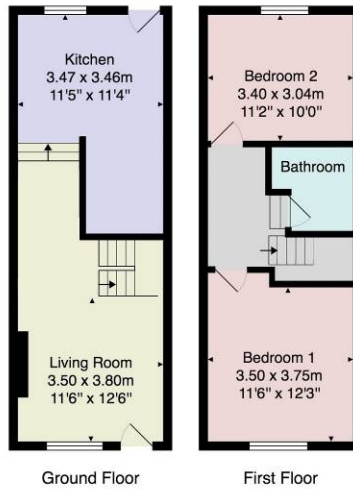
A large loft provides useful storage space and has huge potential to create extra space, subject to obtaining the necessary consents.

### **OUTSIDE**

There is on-street parking to the front of the property. To the rear is an attractive decked courtyard garden with open countryside views to rear. Garden shed.

**Tenure** - Freehold

**Council Tax Band** - B



Total Area: 72.1 m<sup>2</sup> ... 776 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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

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

For all enquiries contact us on:

# 01423 562531

sales@verityfrearson.co.uk

