



VERITY  
FREARSON

26 GLASSHOUSES MILL, GLASSHOUSES, HG3 5AG

£485,000

## 26 GLASSHOUSES MILL,

*Glasshouses, HG3 5AG*

**A beautifully presented four-bedroom home with generous accommodation arranged over three floors and with an attractive garden and two allocated parking spaces, forming part of this desirable modern mill development in this picturesque location surrounded by beautiful open countryside.**

The high-quality accommodation comprises a delightful open plan living area and modern kitchen together with a downstairs WC. There are three good sized bedrooms on the first floor, a modern bathroom and ensuite shower room and on the second floor there is a further bedroom providing additional versatile accommodation. There is an attractive enclosed garden to the rear of the property providing an excellent outdoor entertaining space and the house has the benefit of two allocated parking spaces.

The property forms part of this desirable modern Grade II Listed converted mill development, situated within the picturesque village of Glasshouses, located just a short drive from the charming town of Pateley Bridge, and surrounded by beautiful open countryside. No onward sales chain.



Living/Dining Kitchen · Utility · WC

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Garden











## ACCOMMODATION

### GROUND FLOOR CLOAKROOM

With WC and basin set within a vanity unit.

### KITCHEN

With a range of stylish modern wall and base units with worktop and breakfast bar. Induction hob, integrated oven, fridge/freezer and dishwasher.

### UTILITY CUPBOARD

With space and plumbing for washing machine.

### SITTING/DINING ROOM

A stunning large reception room with space for sitting and dining. Oak flooring. Glazed patio doors lead to the garden.

### FIRST FLOOR BEDROOM 1

A large double bedroom with ensuite.

### ENSUITE

With WC, basin set within a vanity unit and large walk-in shower. Tiled walls and floor with underfloor heating. Heated towel rail.

### BEDROOM 2

A good sized double bedroom.

### BEDROOM 3

A further bedroom.

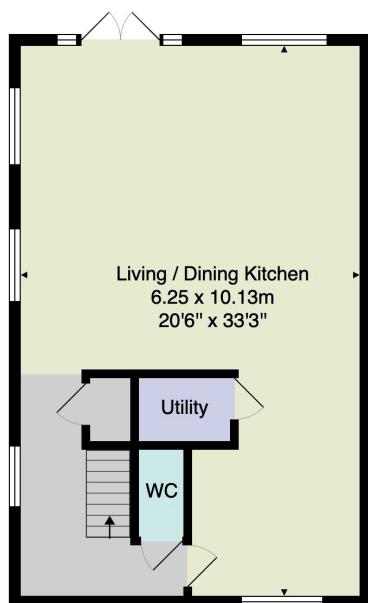
### BATHROOM

A modern white suite comprising WC, basin set within a vanity unit and bath with shower above. Tiled walls and floor with underfloor heating. Heated towel rail.

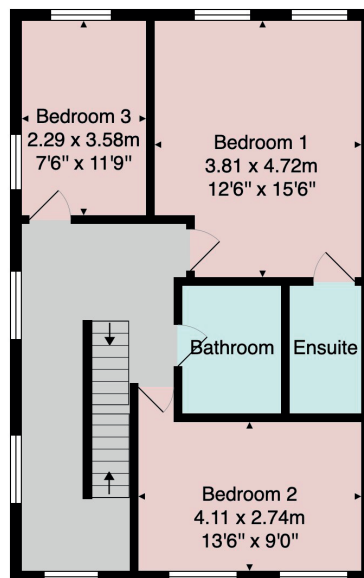
### SECOND FLOOR BEDROOM

A further large room with exposed wooden beams and fitted cupboard. This space could be used to provide a fourth bedroom or additional living area.

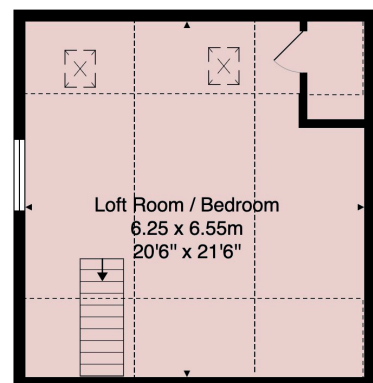
# FLOOR PLAN



Ground Floor



First Floor



Second Floor

Total Area: 167.7 m<sup>2</sup> ... 1805 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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### Outside

To the rear of the property glazed doors lead to an attractive paved sun terrace and decked sitting area enjoying a delightful open aspect to the rear.

The property has the benefit of two allocated parking spaces.

### Agents Note

The property forms part of a Grade II listed mill conversion.

The property is freehold.

All mains services are connected including gas.

The property is located within a conservation area.

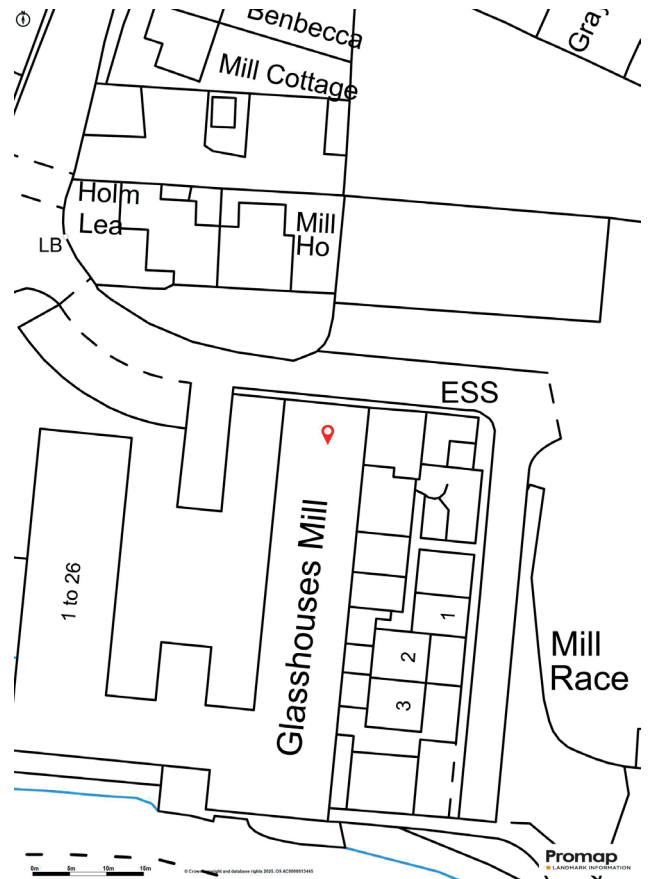
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		86
B (81-91)		
C (69-80)	79	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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