Lister Haigh

EST. 1919

- Rural Consultants
- Land & Development
- Equestrian & Leisure
- Architectural



Guide Price £179,000

- Stone built period cottage
- Open outlook over fields to the front and rear
- Set within the Nidderdale AONB
- Property requires some modernisation
- Popular village location

6 Pudsey Terrace, Low Laithe, Harrogate, HG3 4BY

A period stone-built cottage located in this popular village location with open views to the front and rear over the surrounding Nidderdale countryside and requiring some updating.

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

Harrogate 13 miles, Pateley Bridge 3 miles, (all distances approximate)

General remarks

THE PROPERTY

The property forms part of this attractive row of terraced cottages and offers two-bedroom accommodation that does require some updating. It has the benefit of an open outlook to the front and rear overlooking attractive open fields and woodland.

The accommodation in brief comprises of a entrance porch opening to the sitting room which then leads to the breakfast kitchen. On the first floor, there are two bedrooms and a house bathroom.

OUTSIDE

There is a private courtyard garden to the rear with a traditional store. Please note that there is pedestrian right of way across the adjoining neighbour's yard for access purposes.

LOCATION

The property is located in the centre of the popular village of Low Laithe, which lies within the heart of Nidderdale which is an area of outstanding natural beauty. It is located approximately 3 miles from the market town of Pateley Bridge and approximately 13 miles from Harrogate town centre. There is a village pub in the village and a regular bus service and the adjacent village of Summerbridge provides a surprising range of amenities including shops, post office and a primary school.

Directions

DIRECTIONS Postcode: HG3 4BY what3words: /// creatures.revisit.painters

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- The property has mains electric, water, gas and drainage
- On street parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Lister Haigh Ref: LHH250136





Floorplans

6 Pudsey Terrace, Low Laithe, Harrogate, HG3 4BY

Approximate Gross Internal Area
Ground Floor = 331 sq ft / 30.8 sq m
First Floor = 298 sq ft / 27.7 sq m
Garden Store = 17 sq ft / 1.6 sq m
Total = 646 sq ft / 60.1 sq m

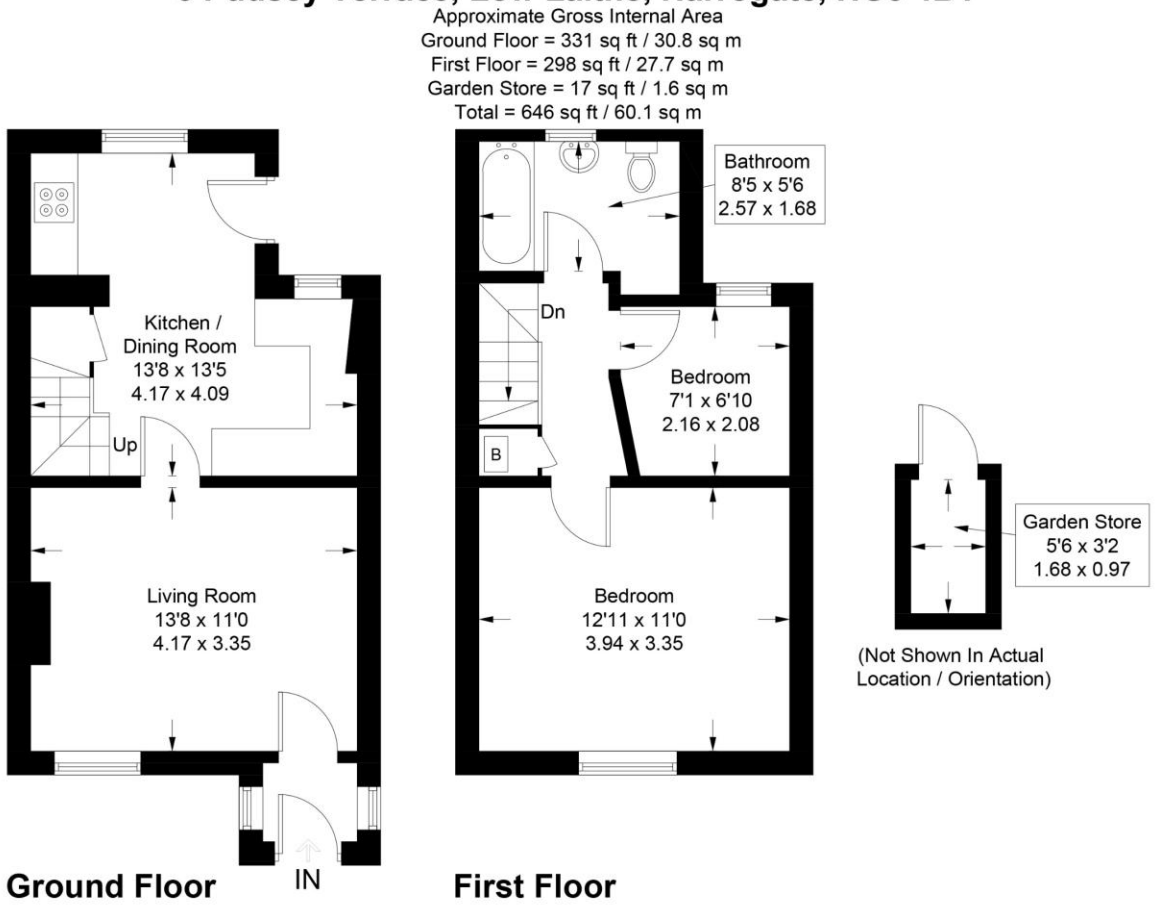


Illustration for identification purposes only, measurements are approximate, not to scale.



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