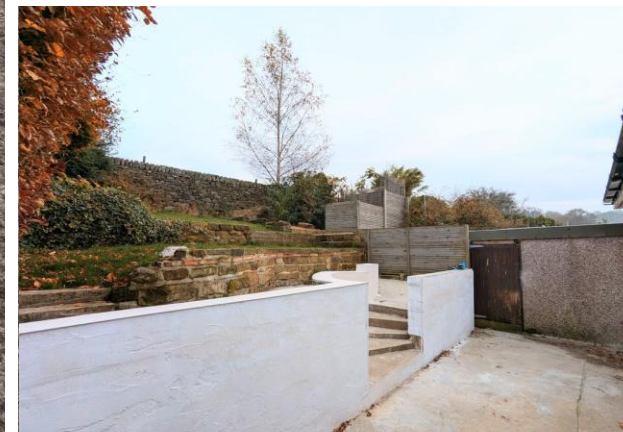


TO LET



Bishop Close, Pateley Bridge, HG3 5LJ
£1,050 PCM

MARTIN&CO



Bishop Close, Pateley Bridge

Three bedroom, Semi-Detached
Bungalow

Date available: 15th November 2024

Deposit: £ 1,150

Rent: £1,050 PCM

Council Tax band: D

- Nidderdale Village
- Fantastic views
- Recently refurbished
- Bungalow
- Shared Driveway
- Garage
- Long term opportunity



Martin & Co are delighted to offer to the lettings market this well presented three-bedroom, semi-detached bungalow on Bishop Close, Pateley Bridge. Situated in an enviable position with stunning views across the town and beyond to the rolling Nidderdale Hills!

Located only 14 miles from the spa town of Harrogate the picturesque market town of Pateley Bridge has much to offer. With a high street boasting a traditional mix of independent retail shops, including national award-winning butchers, the World's oldest sweet shop and several cosy cafes and pubs – all offering a warm Dales welcome. Pateley Bridge also benefits from both a primary school and secondary school, recreation ground and a leisure centre.

This fantastic property is ideal for both couples and families alike. Available now and with a minimum term of twelve months, with potential for longer term.

The property itself has been recently refurbished by the landlord, including new flooring throughout, fresh décor, and briefly comprises.

A range of newly refurbished wall and base units, a newly installed free-standing cooker with 4 ring hob, extractor hood, sink and open shelving.

Flowing through to the spacious living/dining room, which has a light and airy feel thanks to its large window offering magnificent views!

The internal hallway leads to the main bedroom with built in storage cupboards and overlooks the enclosed rear garden.

The house bathroom, with shower over bath, basin, toilet and heated towel rail.

The fresh décor and newly fitted carpets continue into the second double bedroom. The third smaller bedroom is ideal

either for use as a nursery, guest bedroom or home office.

Externally the property benefits from gardens to both the front and the rear of the property with the later being accessed via the garage. Set over two levels the garden has a patio area, lawn and smaller raised patio ideal for taking in those enviable views!

The single garage offers additional storage space.

There is a shared driveway, with an option for off street parking, subject to width restrictions. There is also ample, unrestricted on street parking available.

We understand that the property is serviced by mains electricity, gas and water services.

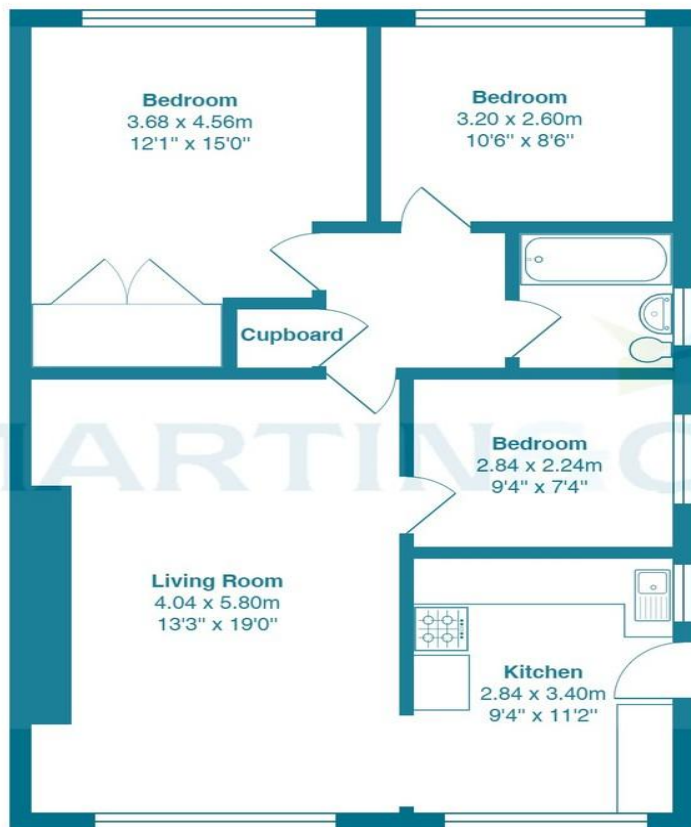
Broadband availability: Full fibre to the cabinet with speeds up to 1000 MBPs

Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY & BT

Flood Risk: Rivers & Seas - No Risk, Surface water- Low Risk





Bishop Close, Pateley Bridge, HG3 5LJ

Total Area: 74.1 m² ... 797 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Martin & Co Harrogate

5 Raglan Street • Harrogate • HG1 1LE
T: 01423565556 • E: harrogate@martinco.com

01423565556

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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