



£179,950

New Church Street, Pateley Bridge, Harrogate

Terraced House | 1 Bedroom | 1 Bathroom

01423 276100

N
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Step Inside

Key Features

- Chain Free
- Combi Boiler (heating + hot water)
- Close to High Street facilities
- Dales market town location
- Feature Fireplace

Property Description

****Virtual Tour****

This charming one bedroom mid terraced cottage with useful loft room is ideal for owner occupiers and investors seeking the many benefits of Dales living at the heart of Pateley Bridge.

Main Particulars

****Virtual Tour****

A charming one-bedroom stone-built terrace cottage, perfectly suited to those looking to downsize without compromising on lifestyle, or the perfect lock up and leave second home, set within easy reach of the Nidderdale countryside and its renowned walking routes.

With gas central heating, a stable door opens into a welcoming sitting room featuring a raised multi-fuel stove set on a stone hearth and a painted beamed ceiling, creating a cosy and manageable living space.

The adjoining dining kitchen is thoughtfully arranged with a range of matching base units, granite work surfaces and splashbacks, along with an integrated fridge, plumbed in washing machine and space for an oven-ideal for straightforward day-to-day living.

To the first floor, the double bedroom offers a comfortable retreat with feature fireplace, while the house bathroom includes a white three-piece suite comprising a panel bath with shower attachment, low flush WC and wash hand basin with storage beneath.

A further staircase leads to a useful attic room with skylight and eaves storage, offering flexibility for hobbies, occasional guests or additional storage-supporting a clutter-free, low-maintenance lifestyle.

The property is situated in a popular residential area within convenient reach of the town centre, providing access to a range of local shops, healthcare facilities and everyday amenities.

Equally, the surrounding countryside is close at hand, offering gentle walks and scenic surroundings-ideal for buyers seeking a slower pace of life with everything accessible.

Council Tax Band: B

Tenure: Freehold

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

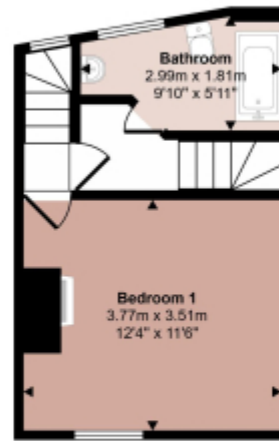
Sewerage: Mains



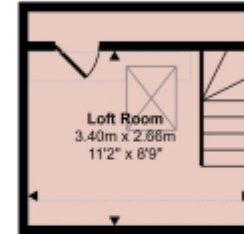
Approx Gross Internal Area
58 sq m / 621 sq ft



Ground Floor
Approx 23 sq m / 252 sq ft



First Floor
Approx 23 sq m / 250 sq ft



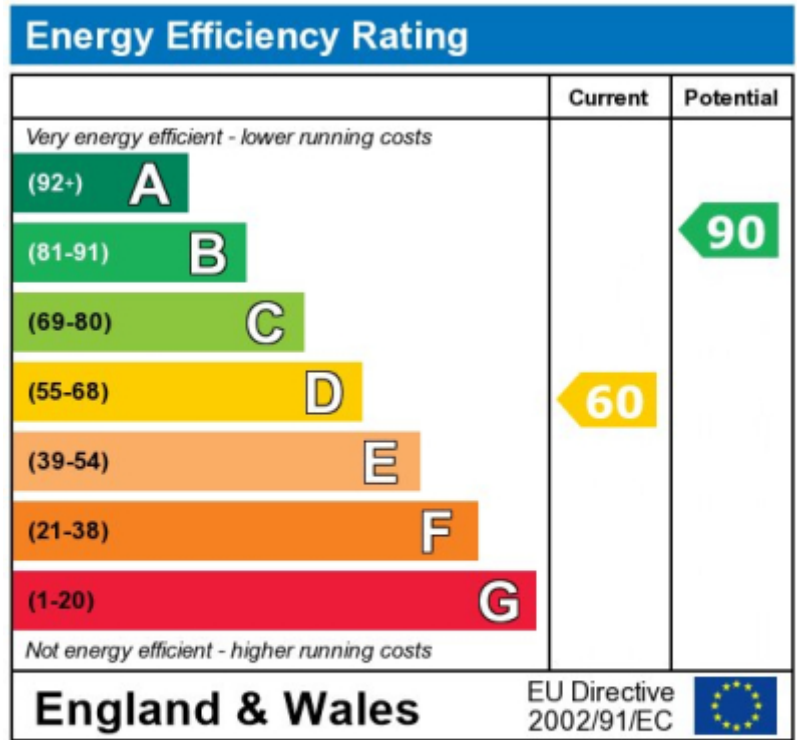
Second Floor
Approx 11 sq m / 120 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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