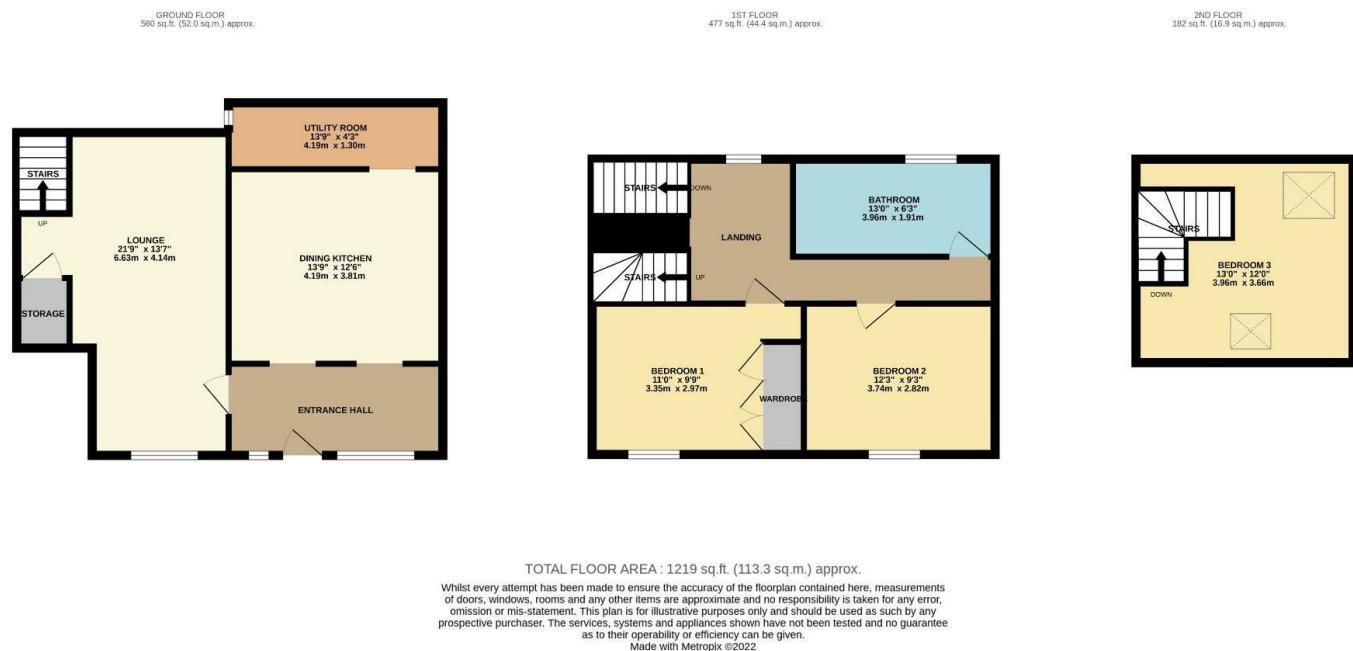
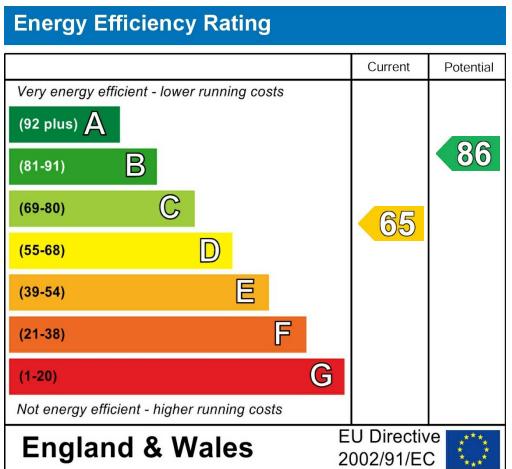


Floor Plan



Energy Performance Certificates



Directions

Proceed from Harrogate along the A59 and take the signs to Darley. Proceed into Dacre Banks and having crossed the river Nidd turn immediately left onto Riverside Lane where the property is easily found on the right-hand side marked by a Hopkinsons for sale board.

Council Tax Band **Tenure**

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£425,000

**Coach Cottage Riverside Lane, Summerbridge,
Harrogate, Yorkshire, HG3 4JP**

2 Bedroom Cottage - Terraced

A charming period cottage that offers flexibly arranged accommodation over three floors with a private terraced garden to the rear and two private parking spaces to the front located in this ever popular Nidderdale village. No chain involved.



HOPKINSONS
ESTATE HAGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With gas fired central heating and sliding sash windows to the front this appealing cottage is located in the highly desirable village of Summerbridge. The village features a primary school, shop, hardware store and stands close to the nearby village of Dacre Banks where there is a renowned public house and medical Centre.

The property which has been successfully and quickly let offers good potential as an investment opportunity or home for those wishing to escape everyday life.

As you turn onto Riverside line the property has two private parking spaces to the left and enjoys a south facing gravel patio area to either side of the front door. There is also a useful outdoor storage cupboard.

The property briefly comprises entrance lobby, lounge with fireplace and useful understairs store. The dining kitchen offers a freestanding dishwasher which is concealed, Belfast sink, cooking range with five gas rings to the top and electric ovens beneath. There is also a retro fridge. There is access into a rear utility area where there is space and plumbing for a washing machine and dryer and a wall mounted Worcester Combi boiler.

At first floor there is access out to the rear terraced garden which offers an elevated pretty and private sitting area.

There are two double bedrooms and a luxury house bathroom with shower over the bath.

There is also a staircase access to a useful carpeted loft space that has been used as an occasional bedroom or study area.

At the front of the property there is a riverbank garden which is set adjacent to the river Nidd. Please note the lane has never flooded nor has the property.

The property features cast-iron radiators, travertine flooring and a handmade kitchen with Farrow and Ball painted cupboards. Internal inspection strongly recommended.

