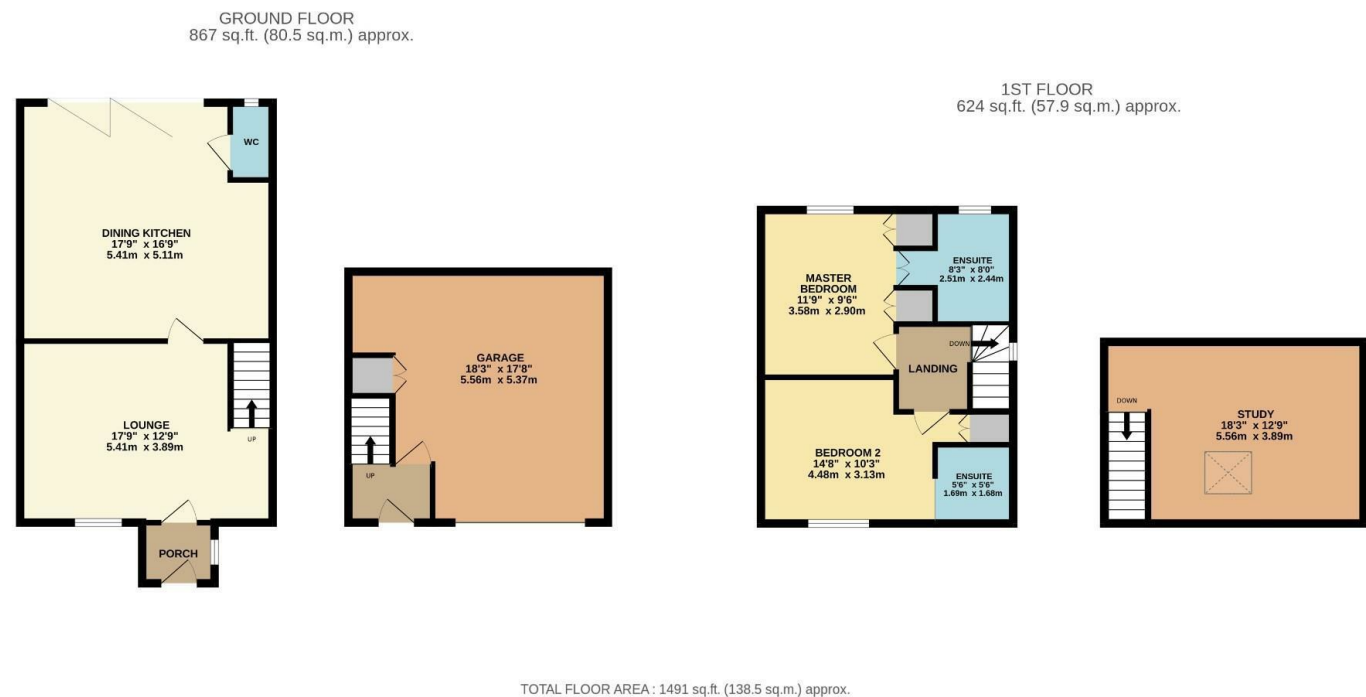
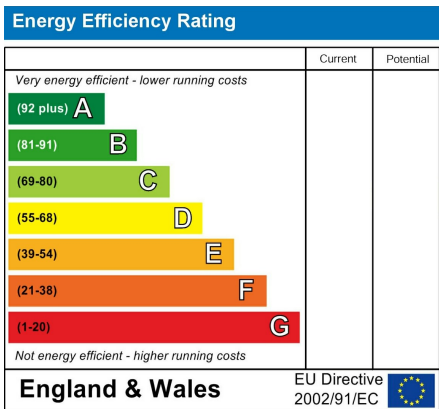


Floor Plan



Energy Performance Certificate



Directions

Ripley towards Pateley Bridge on the B6265. Proceed up Bedlam and head towards Burnt Yates and before the crossroads Hiver Cottage is easily found on the left-hand side clearly marked by a Hopkinson for sale board.

Council Tax Band D Tenure Freehold

**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.



£475,000

Hiver Cottage Pateley Bridge Road, Burnt Yates, Harrogate, HG3 3EG 2 Bedroom Character Property

**A stunningly presented semi detached home with a south facing patio garden with gated driveway and double garage with useful store/home office located in this pretty position close to Ripley Birstwith and Hampsthwaite. No chain involved.**



**HOPKINSONS**  
E S T A T E A G E N T S

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



Description

Painstakingly renovated over the last 5 years this stunning home is one of the nicest we have seen in years.

It features an entrance porch with underfloor heating. A full width lounge features useful storage/display cupboards with a central Stovax log burning stove ideal for cosy winter evenings.

A door opens into an extended and impressive light dining kitchen which features underfloor heating and a breakfast bar with sink unit. There are a good range of handmade bespoke units and fitted storage cupboards and included in the sale is a Samsung American fridge freezer and Smeg cooking range. At the rear of the kitchen there is soft seating/dining together with a guest cloakroom.

The whole of the rear opens up via triple aluminium glazed bifolds.

At first floor, there are two double bedrooms each enjoying ensuite facilities. The larger bedroom at the rear has hand made bespoke fitted wardrobes and a luxury ensuite bathroom with walk-in shower and underfloor heating. The bedroom at the front features bespoke fitted storage cupboards and a luxury ensuite shower room.

There is a pull down retractable wooden ladder that provides access into a useful boarded loft with a pressurised hot water cylinder.

At the rear there is an enclosed private south facing patio garden ideal for entertaining and relaxation. There is a water feature which is electrically operated and provides cascading water over a slate feature into a pond.

A side arched gate gives access to the driveway that is approached via remotely controlled fobs. There is access for the adjacent attached house to park one car and to walk through to their rear garden.

Hiver Cottage has a detached double garage with a side access door that leads to the oil tank and LPG stores. There is both a Grant oil fired central heating boiler and Ideal gas LPG boiler giving you the option to switch between the two. In the garage there are useful storage cupboards and a sink unit. There is a personal access that provides a staircase to the first floor which provides Wi-Fi, Internet, and an air-conditioning unit. There is also a radiator and electric light and power. This store area has previously been utilised as a home office.

