



# Holly Cottage, Chapel Terrace, Lofthouse, HG3 5SA

£315,000



## Description

A most attractive double fronted detached country cottage, having been recently constructed in 2006. The property is built of attractive stone and due to its recent construction and superb maintenance, is ready for immediate occupation.

The property has been finished to exacting standards with attractive features, including underfloor heating throughout, oak flooring and doors and quality kitchen and bathroom fittings.

The accommodation briefly comprises: Entrance hall, through sitting room with woodburning stove, dining kitchen with integrated appliances and pantry. A separate side hall gives access to a utility room and cloakroom/WC. On the first floor, three bedrooms and the shower room.

There is a small easily managed courtyard style garden to the side and front of the property. There is also a reserved parking area which is adjacent to the neighbouring property, The Byre's garage. This is accessed down the side of the village hall.





Lofthouse is a delightful village situated in the heart of beautiful Nidderdale countryside. The village supports the usual amenities, including primary school, church, village hall and public house. With the neighbouring towns of Pateley Bridge and Masham, offering a further range of services and amenities.

### Tenure

Freehold.

### Services

All mains services are connected to the property, with the exception of mains gas. Heating is via an oil fired central heating system

### Council Tax

Band C.

### Directions

From Pateley Bridge take the Low Wath Road and follow the road until reaching Lofthouse. On entering the village bear right towards the pub and park in the car park for the village hall where the property will be found beyond the car park.

### Details Produced

1<sup>st</sup> July 2022.



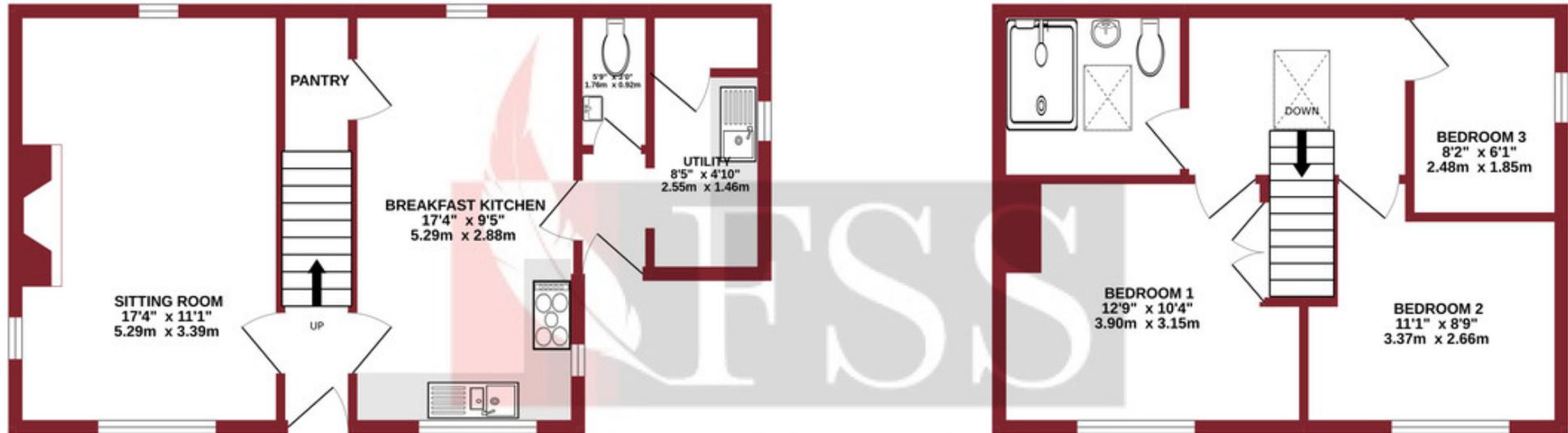






**GROUND FLOOR**  
485 sq.ft. (45.1 sq.m.) approx.

**1ST FLOOR**  
404 sq.ft. (37.5 sq.m.) approx.

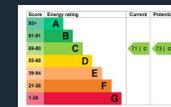


FEATHER SMAILES SCALES

**TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.**  
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