



## Clint Terrace, Shaw Mills, Harrogate, HG3 3HW

- Situated in the charming village of Shaw Mills, 20 minutes from Harrogate
- Ideal for first-time buyers, downsizing or investors
- Practical layout with separate utility room and ground floor WC
- Two comfortable bedrooms offering peaceful retreats
- Ample storage throughout the property including a boarded loft
- Full of character with a warm and inviting atmosphere
- Beautiful views of the surrounding rolling countryside
- Private garden and parking space at the rear of the property
- Perfect opportunity for a lifestyle in the Yorkshire countryside
- Council Tax Band C

**Guide Price £225,000**



# Clint Terrace, Shaw Mills, Harrogate, HG3 3HW

## DESCRIPTION

Located in the charming village of Shaw Mills, this delightful cottage-style two-bedroom mid-terrace house offers a perfect blend of character and modern living. Ideally positioned within 20 minutes of Harrogate, Ripon and Pateley Bridge, and situated on the Nidderdale Way, this home is perfect for those seeking both convenience and countryside living.

Sympathetically extended and modernised over the last five years, the property boasts a warm and inviting atmosphere throughout. Upon entering via the entrance porch, you are welcomed into a cosy lounge featuring a characterful fireplace and a cleverly designed desk space under the stairs, ideal for working from home.

The home benefits from new flooring throughout, with hard floors downstairs and neutral carpets upstairs, creating a stylish and cohesive finish. The recently fitted kitchen flows seamlessly into the dining area, making it perfect for entertaining. Thoughtful features include a larder cupboard, rustic display shelving that enhances the sense of space, and a charming box seat at the dining table with additional built-in storage.

A practical utility room with ample storage and a convenient downstairs WC further enhances the functionality of the home.

Upstairs, the two bedrooms offer comfortable spaces for relaxation, both benefitting from built-in storage. The bathroom, fitted just two years ago, is modern and well-appointed. The property is also equipped with modern electric radiators for efficient heating.

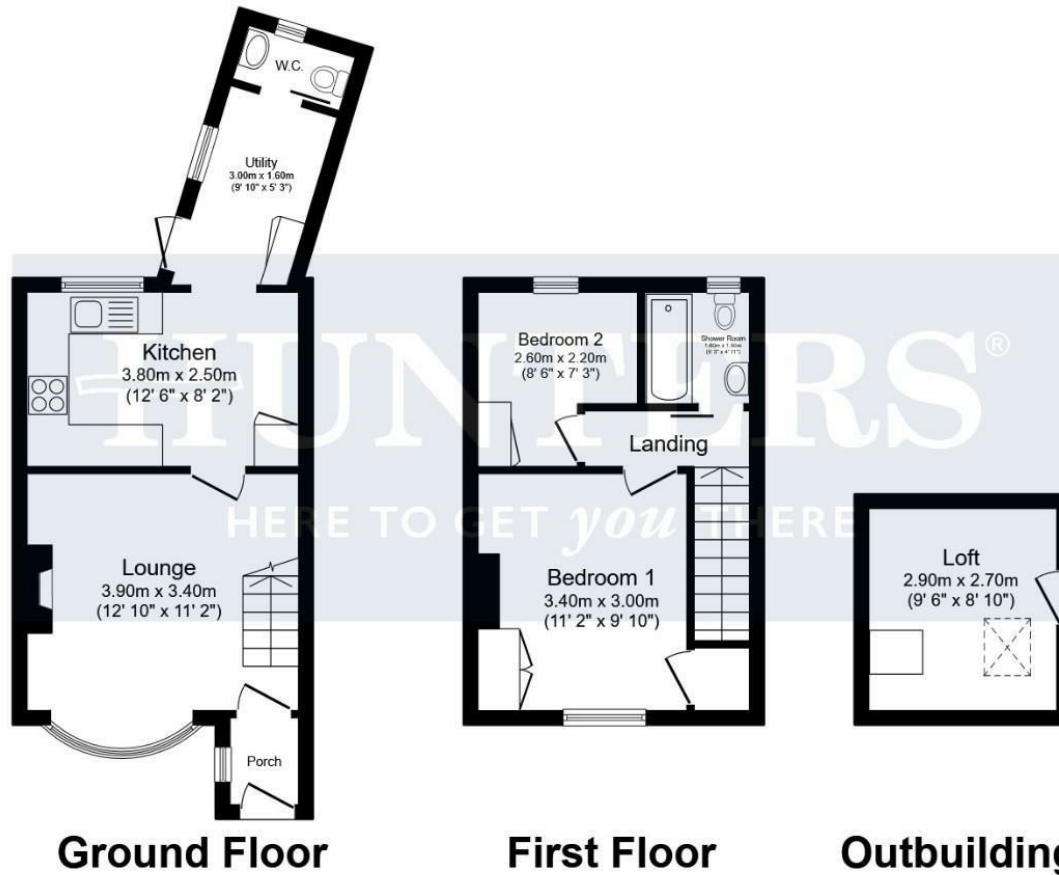
One of the standout features is the stunning views of the rolling countryside views, the well-stocked garden, providing a peaceful retreat to unwind and enjoy the surrounding landscape. This outdoor space is ideal for gardening enthusiasts or simply relaxing in the fresh air. The property also benefits from a private parking space at the rear.



EPC  
Energy rating F  
This property produces 3.5 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: C





Total floor area 62.8 sq.m. (676 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

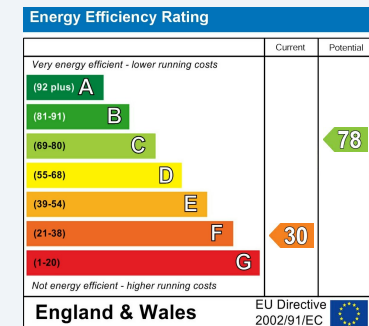
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

