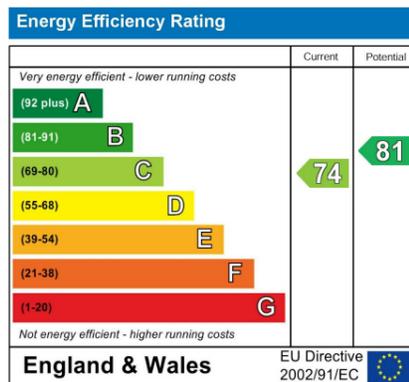


Floor Plan



Energy Performance Certificate



Directions

Proceed into Hampsthwaite down Hollins Lane and turn left into Brookfield. Take the second turning right into Brookfield Crescent and follow the road round where the property is easily found on the left hand side clearly marked by a Hopkinson's for sale board.

Council Tax Band 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.



£375,000

11 Brookfield Crescent, Hampsthwaite, Harrogate, HG3 2EE

3 Bedroom House

A beautifully presented three bedroom semi detached house that has been extended both to the side and rear to create a most impressive stylish family home located in one of Nidderdale's most popular villages with a good range of amenities including a shop, café and Primary School.



HOPKINSONS
ESTATE AGENTS

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

Description

With gas fired central heating and replacement UPVC double glazed windows this charming Home briefly comprises entrance hall, spacious lounge with access to a study or playroom with concealed Worcester central heating boiler. Double opening doors that provide access to the rear landscape gardens.

A main feature of this beautiful Home is its spacious dining kitchen which has a modern range of fitted storage cupboards that incorporate a dishwasher, flooring gas hob, fan assisted oven. There is space for a washing machine, separate dryer and fridge freezer.

There are two Velux windows that provide additional light from the rear and double opening doors that offer access straight out into the enclosed rear gardens.

At first floor there are three bedrooms and an updated luxury house bathroom. There is a pull-down ladder from the landing that creates access into a useful boarded storage loft.

Outside the front of the property, there are well kept front gardens and hardstanding for two cars. Additionally, there is an enclosed lawn garden that features a decked sitting area. There are colourful flower bed borders and the garden forms a beautiful space to entertain both children and family.

Hampsthwaite remains one of the most popular villages in the Harrogate area due to the fact that it has a primary school, cricket club, café, village store and a bus route connecting the traveller and commuter to Harrogate and Pateley Bridge.

