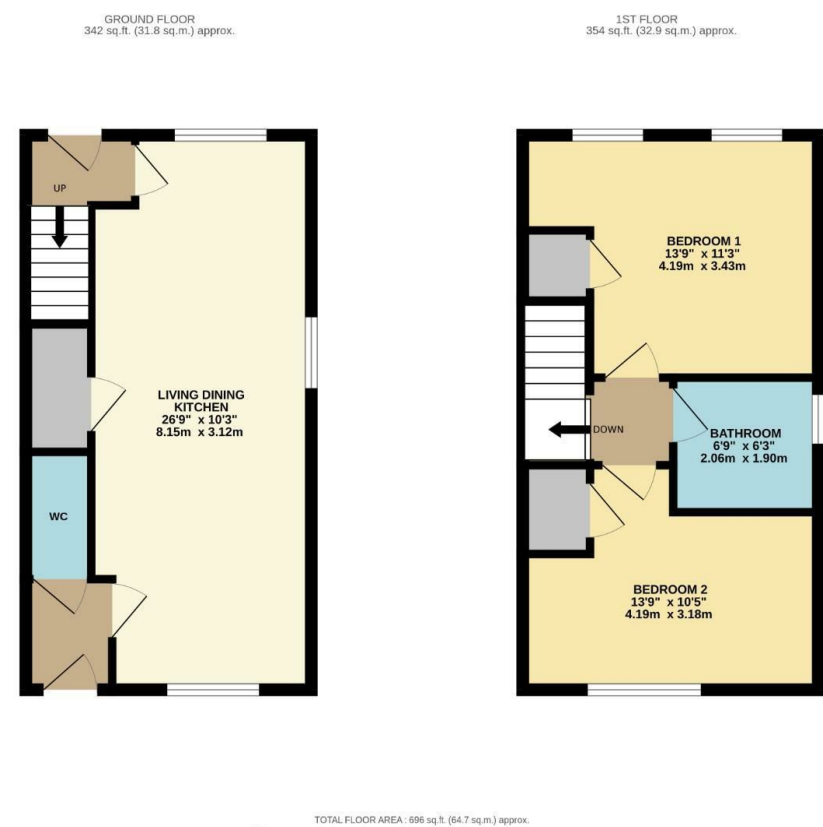
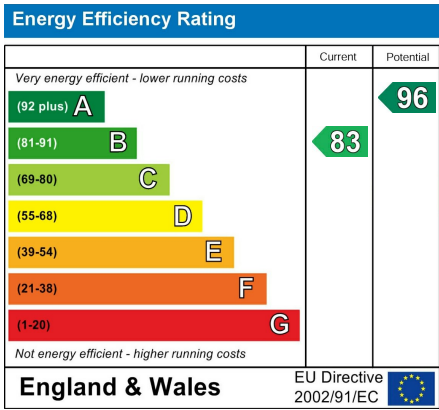


Floor Plan



Energy Performance Certificate



Directions

Proceed down into the village of Hampsthwaite along Hollins Lane. Turn left into Brookfield and follow the road round to the left into Brookfield Fold where the property is easily found on the left-hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band C Tenure Share of 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.



£112,000

7 Brookfield Fold, Hampsthwaite, Harrogate, HG3 2FZ

2 Bedroom House

***SHARED OWNERSHIP* A beautifully presented end of row two bedroom townhouse located in a popular quiet part of this ever sort after lower Nidderdale village. Internal inspection strongly recommended.**



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

With gas fired central heating and double glazed windows this low maintenance and low running cost home offers a private allocated parking space. It also has a beautifully kept enclosed rear garden with a deck patio shaped lawn.

The accommodation briefly offers an open plan Ground floor space that is divided into a lounge, useful store that currently has an office desk in it ideal for those working from home.

There is a modern fitted kitchen with a gas hob extractor hood and fan assisted oven beneath. Space for a washer and dryer. There is a rear entrance lobby and guest toilet.

On the first floor, there are two spacious double bedrooms each with storage.

The bedrooms are separated by a luxury house bathroom that has a shower over the bath.

Hampsthwaite is a popular village that offers a sort after primary school, café, shop, bus route, cricket club and Church.

Agents Note: On the shared ownership scheme the owner pays £372 per calendar month in rent to Harrogate housing there is no service charge and the buildings insurance is paid by Harrogate housing. The £112,000 that we are asking for is for a 40% ownership.

AGENTS NOTES: "Local connection*" means an Eligible occupier has e Connection with an area if
(1) that person or a person within that household currently lives in the relevant area of the council and has lived there for at least two years or t2', has close Family ordinarily resident in the relevant area (for a rnin period of ten years previously); or
(3) has previously lived in the relevant area of the council (for a continuous period of at least five years); or
(4) is in employment in that area arid has been for a minimum of 12 month's and for at least 16 hours a week.
And live in the Harrogate District.

