

Floor Plan




Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Directions

Proceed out of Harrogate on Ripon Road passing the Majestic hotel. Continue down the hill and just before the Pelican crossing turn right into Hampsthwaite Road, where the property is found on your right hand side, clearly marked by a Hopkinsons 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.



£795,000

5 Hampsthwaite Road, Harrogate, HG1 2JH

5 Bedroom House - Detached

A rare opportunity to acquire a newly built five bedroomed detached family home offering spacious living accommodation throughout, split over three floors and benefitting from a superb central location within walking distance of Harrogate's town centre. NO ONWARD CHAIN.



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

The Property

With gas fired central heating and double glazing the living accommodation comprises entrance hall which leads into the hallway with the spacious lounge on the left with a feature fireplace, large sitting room and downstairs w/c. To the rear is a fantastic modern fitted kitchen with integrated appliances, quartz worktops with a fantastic dining and living space with a vaulted ceiling and bi-folding doors leading out onto the balcony creating a fantastic entertaining space. There is also a separate utility room with space for a washing machine and tumble dryer.

Upstairs

On the first floor the landing leads to the second and third spacious double bedrooms, a fourth double bedroom, a good sized fifth bedroom which is currently used as an office and the house shower room with walk in shower, w/c and hand basin. On the second floor the landing leads into the stunning master bedroom suite with ensuite bathroom with separate bath, large walk in shower, w/c and hand basin. There is also useful eaves storage from the landing.

Outside

Outside to the front of the property is a driveway offering off street parking for multiple vehicles. There is a resin pathway and then stone steps that that leads to the front door and the path. With the path lead leading down both sides of the house they provide access to the rear where there is a large lawn, newly planted trees, storage shed and an elevated balcony from the living kitchen, which has external power and creates a great entertaining space.

Surrounding Area

Benefitting from a superb central location within walking distance of Harrogate's town centre and it's wide range of amenities, restaurant's, bars and fantastic transport links by bus to Leeds, Ripon and Knaresborough and by rail to Leeds, Knaresborough, York and London Kings Cross.

