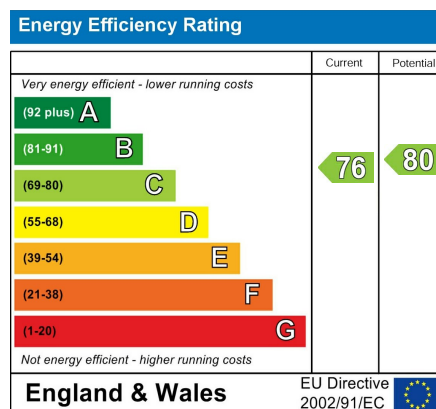


## Floor Plan



## Energy Performance Certificate



### Directions

Proceed out of Harrogate along Knaresborough Road and turn left into Kingsley Road. Turn left into Hawthorn Place and the properties are 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.



**£615,000**

Warren Hawthorn Place, Harrogate, HG1 4FQ 3 Bedroom Barn Conversion -

### 3 Bedroom Barn Conversion - House

***The Warren is a stunning three bedroomed new build barn which is finished to an exacting standard throughout, with well planned living accommodation and benefitting from a superb location on the outskirts of Harrogate. NO ONWARD CHAIN.***



**HOPKINSONS**  
E S T A T E  A G E N T S

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Description

With gas fired central heating throughout the living accommodation includes an amazing entrance straight into the open plan dining living kitchen with vaulted ceiling and a solid oak and glazed staircase creates a real feature and wow factor as you walk through the front door. The kitchen includes The kitchen includes; Quartz worktops, solid oak breakfast bar, Neff n50 single multifunction oven slide & hide, Neff n50 microwave oven with hot air, AEG flex zone induction venting hob, CDA integrated tower fridge, full height, CDA integrated frost free tower freezer, full height, AEG fully integrated sliding hinge dishwasher, Large sink and boiling hot water tap. Off the kitchen there is the lounge with a feature media wall with wall hung tv cabinet, study on the opposite side of the kitchen from the lounge, separate utility room with fitted units, boiler cupboard, plumbing for a washing machine and space for a tumble dryer with worktop space next to sink and the separate downstairs w/c.

The landing leads you through the the stunning master bedroom with panelling creating a lovely features, dressing area and ensuite shower room with Vilroy & Boch sanetry ware including w/c and hand basin, vanity unit and a walk in shower. Two further double bedrooms and modern house bathroom again with Vilroy & Boch sanetry ware with a shower over the bath, w/c, hand basin and vanity unit.

Outside to the front of the property is a block paved driveway offering off street parking for two vehicles with an ev charging point. The driveway is surrounded by landscaped gardens including a south west facing patio and a pathway leading to the front door. To the rear is a lovely landscaped courtyard garden which offers a private and peaceful seating area with two doors leading back into the open plan kitchen so also create a fantastic entertaining space too.

Within walking distance there is a wide range of local amenities including Post Office, convenience stores, coffee shops, cafes, Elite Meat Butchers and there are beautiful countryside walks on the old railway line which lead down into Nidd Gorge and you can walk all the way through to Ripley.

