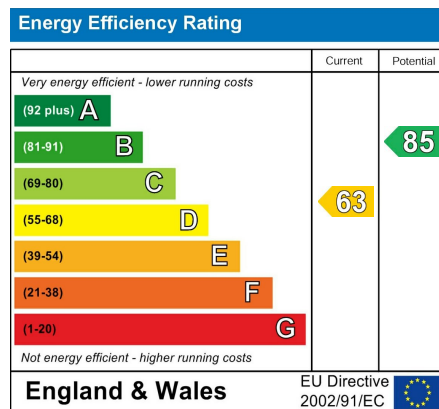


Floor Plan



Energy Performance Certificate



Directions

Proceed down Hollins Lane into Hampsthwaite and proceed to the T junction and turn left into the High Street where the property will be found on the right hand side clearly marked by a Hopkins For Sale board.

Council Tax Band D 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.



£335,000

2 High Street, Hampsthwaite, Harrogate, HG3 2ET

2 Bedroom House - Semi-Detached

A beautifully presented two double bed roomed cottage offering well proportioned living accommodation located within the heart of the ever popular village of Hampsthwaite.



HOPKINSONS
 ESTATE AGENTS

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

Description

With gas central heating and double glazing the living accommodation comprises, entrance porch which leads into the modern fitted kitchen with Quartz worktops, integrated Bosh oven, warming tray, dishwasher, American fridge freezer and central island and a dining area by the window. There is an AGA Range which is available by separate negotiation. There is also a separate utility room with a useful storage cupboard and plumbing for a washing machine along with space for a tumble dryer. From the kitchen a door leads to the spacious lounge with a fabulous fireplace with a wood burning stove.

On the first floor the landing leads to the master bedroom with ensuite shower room with walk in shower, w/c and hand basin and there is also a walk in wardrobe. A good sized second double bedroom and a modern house bathroom with shower over the bath, w/c and hand basin.

Outside to the rear of the property is a sunny courtyard garden getting the sun all afternoon and evening in the summertime with a garden room with power which creates a nice seating area or a possible home office.

