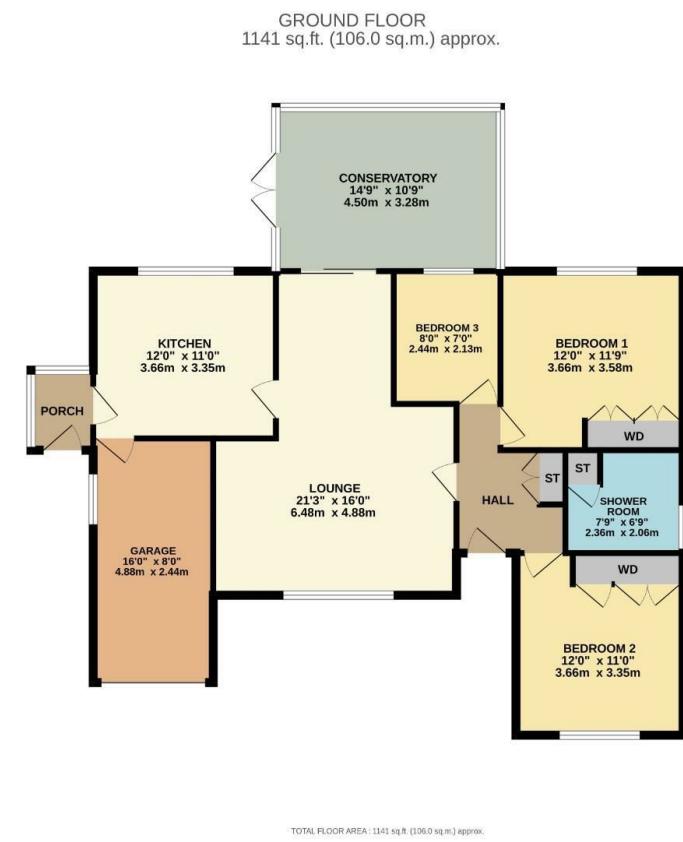


## Floor Plan

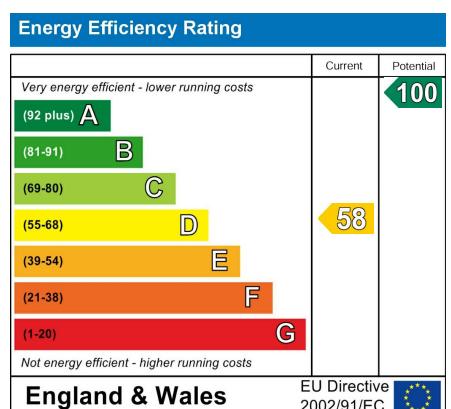


**£450,000**

25 Hollins Close, Hampsthwaite, Harrogate, HG3 2EH

3 Bedroom Bungalow -  
Detached

**A detached three bedroom bungalow located in a peaceful cul-de-sac in this ever popular lower Nidderdale village. No chain involved.**



## Energy Performance Certificate

## Directions

Proceed down into Hampsthwaite along Hollins Lane. Turn right into Hollins Close taking the left-hand turning where the property is easily found on the left-hand side, clearly marked by a Hopkinsons for sale board.

Council Tax Band F 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.



**HOPKINSONS**  
ESTATE HAGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
[info@hopkinsons.net](mailto:info@hopkinsons.net)

## Description

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With gas central heating the property briefly comprises; entrance hall, spacious lounge with dining area, conservatory with views over the rear garden and beyond. There is a kitchen with access to a side entrance porch and integral single garage. There are two double bedrooms and a single bedroom and a house shower room.

There is ample off street parking on a block paved private drive, path leads to side entrance and gate to rear garden, the front garden is laid to lawn with mature trees and shrubs.

At the rear there is an aluminium framed greenhouse, garden shed, patios and shaped lawn gardens with maturing flowerbeds. From the garden there are far reaching views across towards Clint bank.

Hampsthwaite remains an extremely popular village due to the fact that it features a church, primary school, public house, high regarded café, corner shop, and also has a bus route to Harrogate and Pateley Bridge.

