

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	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

Proceed into Hampsthwaite and turn right down Church Lane passing the primary school and church. Turn right just before the bridge into St Thomas A Becket Walk where the property is easily found on the right hand side. (There is no for sale board outside the property).

Council Tax Band G 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.



£895,000

Keepers Cottage, 15 St. Thomas A Becket Walk, Hampsthwaite, Harrogate, Yorkshire, HG3 2FS

5 Bedroom House - Semi-Detached

A superbly presented five bedroomed family home, featuring stunning farmland views to the front and located in a quiet cul-de-sac position off Church Lane in this ever popular lower Nidderdale village. No chain involved.



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Description

This well presented home features enclosed manageable gardens which at the rear are private and link into a double garage from where there is ample private off street parking. The property features an alarm and double glazed windows and briefly comprises spacious reception hall with useful storage areas, guest cloakroom/WC. There is a spacious through lounge incorporating a woodburning stove and double doors to the rear enclosed garden.

There is a separate dining room connecting to a delightful spacious living kitchen with integrated appliances. There is a dining area plus a soft seating area with a contemporary log burning stove. There is a separate utility room with side entrance door to the front cottage garden and a very useful study with double opening doors to the rear enclosed private gardens.

At first floor is a spacious landing useful airing cupboard with hot water cylinder. The master bedroom features a large freestanding wardrobe which is included in the sale. There is a luxury ensuite bathroom with a fully tiled shower. A guest bedroom features an ensuite shower. There are three further well proportioned bedrooms, one of which is currently used as a study with a forward facing view over farmland. There is a spacious house bathroom with shower over the bath. Outside to the front of the property, there is a colourful fore garden with access to the side.

There is a paved patio set to a secure enclosed private colourfully stocked rear garden with access into a double garage 18' x 16'9 with a remote controlled up and over entrance door. Beyond, there is ample hardstanding for a number of cars.

Hampsthwaite is a very popular Nidderdale Village great for dog walking, cycling and supported by a village shop, public house, Church, junior school, village hall where many events are held. Harrogate is only a 10 minute drive away where there are many bars cafes restaurants secondary schools, shopping facilities, train station and the A1M within 30 minute drive away.

