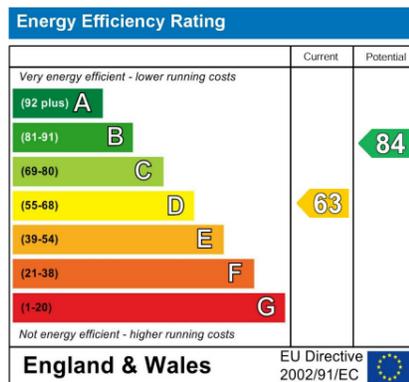


Floor Plan



Energy Performance Certificate



Directions

Proceed down into the village of Hampsthwaite and the property is easily found by a Hopkinsons for sale board adjacent to the Joiners Arms and Sophie's corner shop.

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.



£365,000

1 West View Terrace, Hampsthwaite, Harrogate, North Yorkshire, HG3 2EY 3 Bedroom House - End Terrace

A beautifully presented end of row character cottage located in the heart of this ever popular lower Nidderdale Village.

Internal inspection strongly recommended.



HOPKINSONS
ESTATE AGENTS

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

Description

With gas fired central heating this charming cottage offers accommodation arranged over three floors.

The property briefly comprises; entrance lobby, character lounge with feature fireplace and inset log burning stove, arch way to a family dining area. There is a modern fitted kitchen with integrated appliances and a separate toilet with utility space and side entrance door.

At the first floor there are three bedrooms and a luxury house bathroom with shower.

On the second floor there is a study that can be used as an occasional bedroom. There is also useful eaves storage space.

Outside the property it has an allocated parking space and pleasant garden to the rear ideal for entertaining and relaxing.

Hampsthwaite is a very popular village with a shop, public house, café, primary school and church.

It also features a bus route that links to Harrogate and Pateley Bridge.

Harrogate is an approximate 10 minute drive away whether there are a good range of shops bars and restaurants. Additionally, there is a wider choice of schooling option in both the private and state sector.

