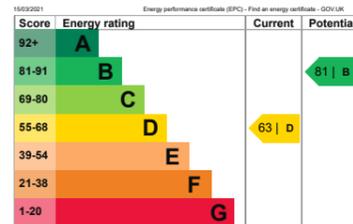


## Floor Plan



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 sq.m.) approx.

## Energy Performance Certificates



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), ceiling insulated	Poor
Window	Fully double glazed	Average

<https://find-energy-certificates.digital.communities.gov.uk/energy-certificates/93273304-1207-7079-4204>

## Directions

Proceed down into the village of Hampsthwaite where once on the level on Hollins Lane turn left into Dale Close. Number 23 is easily found on the left hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band C 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.



## £315,000

23 Dale Close, Hampsthwaite, Harrogate, North Yorkshire, HG3 2EQ

2 Bedroom Bungalow - dormer semi

*A well presented three bedroomed semi detached dormer bungalow with low maintenance gardens located in the ever popular lower Nidderdale village of Hampsthwaite.*



# HOPKINSONS

ESTATE AGENTS

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

## Description

A well presented three bedroomed semi detached dormer bungalow with low maintenance gardens located in the ever popular lower Nidderdale village of Hampsthwaite.

No chain involved.

With gas fired central heating and UPVC replacement double glazed windows the property briefly comprises; Reception hall, bay fronted lounge with living flame coal effect gas fire, modern fitted kitchen with integrated dishwasher, fridge and a freestanding cooker. Useful rear breakfast area leading to a low maintenance private patio garden.

There are two ground floor bedrooms one of which is currently utilised as a dining room with a French door that leads to the rear patio garden.

There is a three-piece modern bathroom.

A staircase leads to the principal bedroom which has a range of fitted storage cupboards and a walk-in store that has the potential to create an en-suite shower room.

Outside there is ample off street private parking and a low maintenance fore garden. There is a useful garage door 16 x 8 ft with a personal access door that leads into the rear patio garden.

Hampsthwaite is a popular village that features a church, café, corner shop, bus stop and public house.

It also offers a highly acclaimed primary school, hairdressers and village cricket club.

Harrogate is an approximate 10-minute drive away where there are shops, restaurants, bars, cinemas and library.

There are good road and rail networks from Harrogate that connect the traveller and commuter to York, Leeds, London and beyond.

