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THE HARROGATE ESTATE AGENT

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32 Brookfield Garth, Hampsthwaite, Harrogate, HG3 2EB

£375,000

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THE HOME OF PROPERTY
• SINCE •
1921

32 Brookfield Garth, Hampsthwaite, Harrogate, HG3 2EB

A beautifully presented, modern three-bedroom semi-detached property, with driveway, garage and attractive garden, forming part of this popular new development in the desirable village of Hampsthwaite.

This spacious and high-quality family home, built by Stonebridge in 2021, comprises generous accommodation with entrance hall, sitting room, cloakroom and large dining kitchen with glazed doors leading to the garden. Upstairs, there are three double bedrooms, house bathroom and en-suite shower room. The property has a generous drive, which provides access to a garage and there is a private, lawned garden.

This super home forms part of this popular new development set in the heart of the sought after Nidderdale village of Hampsthwaite, well served by excellent amenities, including a village shop, public house, primary school, cricket club, and church. The property is located within just a 10 to 15-minute drive from Harrogate town centre and has a regular bus service.





GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window to front.

CLOAKROOM

With WC and basin.

DINING KITCHEN

A spacious kitchen and dining area with window and glazed doors leading to the garden. The kitchen comprises a range of stylish wall and base units together with island and breakfast bar. Electric hob and integrated oven and appliances.

FIRST FLOOR

BEDROOM 1

A large double bedroom.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin and shower. Heated towel rail.

BEDROOM 2

A double bedroom.

BEDROOM 3

A further double bedroom.

BATHROOM

A white modern suite comprising WC, washbasin and bath. Heated towel rail.

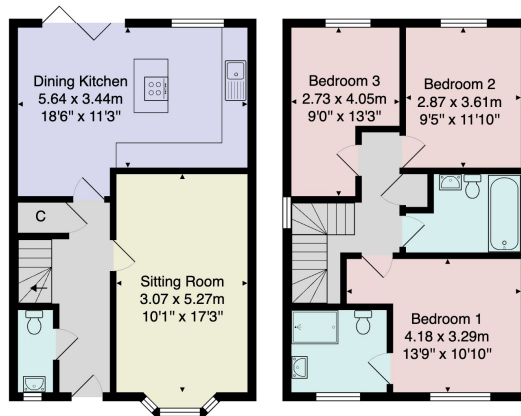
OUTSIDE

A driveway provides parking and leads to a single garage. To the rear of the property there is a good-sized, private lawned garden and patio.

Tenure - Freehold

Council Tax Band - D





Ground Floor

First Floor

Total Area: 103.1 m² ... 1110 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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