



11 Brookfield Fold, Hampsthwaite, North Yorkshire, HG3 2FZ

**£100,000
FOR 40% SHARE**

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A modern brick-built two-bedroomed end-of-terrace house forming part of a popular development within the highly desirable residential village of Hampsthwaite.

This excellent property has been built to the latest specifications by David Wilson Homes and has the benefit of full gas central heating and double glazing. The property also features off-street parking for one vehicle and gardens to front and rear.

Hampsthwaite is a highly desirable residential village offering an excellent range of local amenities including primary school, shop, village hall, church and public house. Harrogate town centre is also within easy travelling distance.





GROUND FLOOR ENTRANCE HALL

OPEN-PLAN LIVING / DINING KITCHEN

LOUNGE AREA

Double-glazed windows to front and side and under-stairs storage cupboard.

KITCHEN AREA

Extensive range of modern fittings comprising base cupboards with work surfaces above having inset single-drainer stainless-steel sink unit and matching wall-mounted units. Built-in gas hob with electric oven below and extractor hood above. Gas central heating boiler. Double-glazed window to rear.

REAR LOBBY

Exterior door to rear.

CLOAKROOM

Low-flush WC and pedestal washbasin.

FIRST FLOOR

BEDROOM 1

Two double-glazed windows to front and fitted storage cupboard.

BEDROOM 2

Double-glazed window to rear and fitted storage cupboard.

BATHROOM

Double-glazed window to side. White suite comprising low-flush WC, pedestal washbasin and bath with shower above and shower screen adjacent.

OUTSIDE

Landscaped garden to front with single off-street parking space. Path to side leads to enclosed rear garden with patio and decking.

AGENT'S NOTE

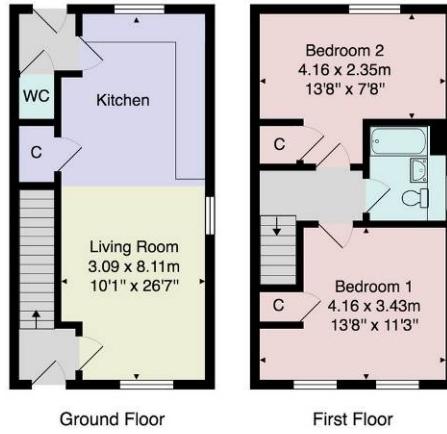
All applicants must have a local connection to Lower Nidderdale villages. Reservation fee of £250 is applicable, payable to Harrogate Housing Association, upon acceptance of purchaser's offer.

TENURE

Leasehold, having an original term of 125 years.

Council Tax Band - C





Total Area: 68.1 m² ... 733 ft²

All measurements are approximate and for display purposes only.
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Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

