



17 Brookfield, Hampsthwaite, North Yorkshire, HG3 2EF

£430,000

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A beautifully presented three-bedroomed detached bungalow with attractive landscaped gardens, ample parking and single garage, situated in this pleasant residential position in the sought-after village of Hampsthwaite.

This excellent property has been recently renovated to offer stylish and versatile accommodation, offered with uPVC double glazing, gas-fired central heating and solar panels providing £1,000 per annum towards heating costs. The property features a light and airy living dining room with patio doors leading out to paved seating area, modern newly fitted kitchen, stylish modern bathroom and three good- sized bedrooms.

The property is situated in the heart of this popular Nidderdale village, well served by village amenities including primary school, public house, post office, shop, café and a regular bus service to Harrogate and Pateley Bridge.





GROUND FLOOR

Via uPVC double glazed door to front.

ENTRANCE HALL

With loft hatch to roof space. Glazed double doors lead to –

SITTING ROOM

With bay windows to front. Feature granite fireplace with remote control lcoal-effect gas fire inset and hearth. L-SHAPED SITTING ROOM / DINING AREA DINING AREA With central heating radiator. Sliding patio doors to rear leading to an enclosed garden.

KITCHEN

A modern fitted kitchen with a range of stylish wall and base units with worktop and sink. Electric hob and integrated and space for appliances. Glazed door leads to garden.

BEDROOM 1

A large double bedroom.

BEDROOM 2

A further double bedroom. Fitted wardrobes.

BEDROOM 3

A further double bedroom with window to front.

SHOWER ROOM

A modern, newly fitted white suite comprising WC, basin and shower. Heated towel rail.

WC

A useful additional WC.

OUTSIDE

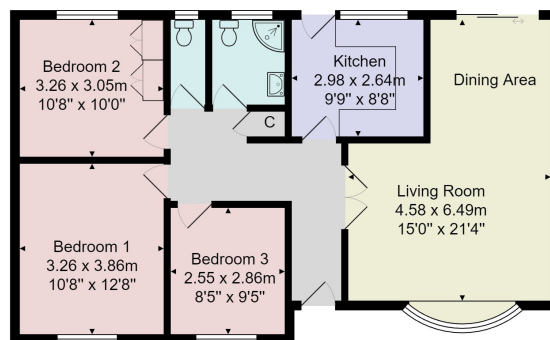
To the front is a driveway providing ample off-street parking and leading to a DETACHED SINGLE GARAGE with electric up-and-over door, power, light and side access door and window. Shaped lawned gardens to front with mature borders and shrubs. An attractive and enclosed landscaped garden to rear with south facing aspect shaped lawn, gravelled and paved seating areas bounded by mature hedging. Timber garden shed.

AGENTS NOTE

The property is sold with the benefit of solar panels.

Tenure - Freehold

Council Tax Band - E



Total Area: 81.8 m² ... 881 ft²

All measurements are approximate and for display purposes only.

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