



Green View, High Street, Hampsthwaite, Harrogate, HG3 2EU

£240,000

Guide Price

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# Green View, High Street, Hampsthwaite, Harrogate, HG3 2EU

A charming two-bedroom end cottage enjoying an enviable position directly overlooking Hampsthwaite village green.

Green View is situated in the heart of Hampsthwaite, a popular Nidderdale village well served by excellent local amenities which include a primary school, public house, shop, café and a regular bus service to Harrogate and Pateley Bridge. Harrogate town centre is just a ten-minute drive away. This superb home offers deceptively generous accommodation. An internal viewing is strongly recommended.

## LOUNGE

A particularly attractive room, bay window to front, further window to side. Stone fireplace, stairs to first floor, central heating radiator and under-stairs cupboard.

## INNER HALL

Central heating radiator, window to side.

## DINING ROOM

Stone fireplace, window to rear and central heating radiator.

## KITCHEN

Range of modern wall and base units. Built in oven, stainless-steel sink, point for fridge/freezer. Window to side.

## REAR ENTRANCE LOBBY

Door to rear, tiled floor.

## LANDING

Good sized landing with window to side, central heating radiator.

## BEDROOM 1

Windows to side and front, central heating radiator, built in wardrobes.

## BEDROOM 2

Window to rear, central heating radiator.

## SHOWER ROOM

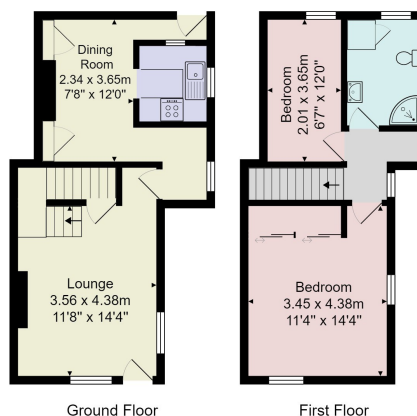
Corner shower cubicle, low-flush WC, washbasin. Window to rear, central heating radiator. Built-in airing cupboard with gas central heating boiler.

## OUTSIDE

Small rear patio gardens, on street parking.

**Tenure** - Freehold

**Council Tax Band** - C



Total Area: 66.4 m<sup>2</sup> ... 714 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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