



48 Brookfield Crescent, Hampsthwaite, Harrogate, HG3 2EE

£350,000

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A three-bedroomed detached house with an attractive rear lawned garden, having a delightful aspect over a green space.

The property provides spacious accommodation with large reception room and kitchen, together with three bedrooms and house bathroom, with driveway, garage, and lawned garden with paved sitting areas.

The property occupies a delightful position in the heart of this popular village, well served by local amenities which include a primary school, shop, public house, café and a regular bus service between Harrogate and Pateley Bridge.

The accommodation benefits from gas central heating, uPVC double glazing and comprises:





ENTRANCE HALL

Front entrance hall gas central heating, stairs to the first floor, under stairs cupboard.

LIVING/DINING ROOM

A particularly good sized and attractive room with window to front, dining doors to rear garden and 2 central heating radiators.

KITCHEN

Range of matching wall and base units, built in oven and hob, plumbing for washing machine and dishwasher, stainless steel sink, window and door to rear.



CLOAKROOM

Wash basin and low flush WC.

FIRST FLOOR LANDING

Access to roof void.

BEDROOM ONE

Window to front, built in wardrobes and central heating radiator.

BEDROOM TWO

Window to rear, built in wardrobes and central heating radiator.

BEDROOM THREE

Window to rear and central heating radiator.



BATHROOM

Walk in shower, low flush WC, wash basin, floor to ceiling tiling and window to front.

OUTSIDE

A driveway provides off-road parking and leads to a SINGLE GARAGE. To the rear there is an attractive garden with lawn and paved sitting areas and well-stocked borders.

Tenure - Freehold

Council Tax Band - D





Total Area: 87.2 m² ... 938 ft²

All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
WWW.EPC4U.COM			