



VERITY
FREARSON

23 BROOKFIELD GARTH, HAMPSTHWAITE, HARROGATE, HG3 2EB

OIRO £600,000

23 BROOKFIELD GARTH,

Hampsthwaite, Harrogate, HG3 2EB

A beautifully presented, modern five-bedroom detached property with driveway, garage and good-sized 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 2019, comprises generous accommodation with entrance hall, sitting room, cloakroom, utility room, and stunning dining kitchen with glazed doors leading to the garden. Upstairs, there are five bedrooms, a house bathroom and two en-suite shower rooms.

The property has a generous drive which provides access to a garage, and there is a private lawned garden with patio. 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.



Sitting Room · Dining Kitchen · Utility Room · Cloakroom

5 Good-Sized Bedrooms · 2 En-Suites · Family Bathroom

Ample Off-Road Parking · Garage · Private Lawned Garden







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A spacious reception room with limestone fireplace and electric fire.

CLOAKROOM

With WC and washbasin.

DINING KITCHEN

With spacious dining area and glazed bi-folding doors leading to the garden. The kitchen comprises a range of stylish fitted units with Silestone worktop and breakfast bar, electric hob, double oven, integrated dishwasher, drinks fridge and fridge / freezer.

UTILITY ROOM

With fitted worktops and sink with space and plumbing for washing machine and tumble dryer.

FIRST FLOOR **BEDROOMS**

There are five good-sized bedrooms on the first floor. Two of the bedrooms have en-suites.

EN-SUITE 1

A modern white suite comprising WC, washbasin and shower. Heated towel rail. Tiled walls and floor.

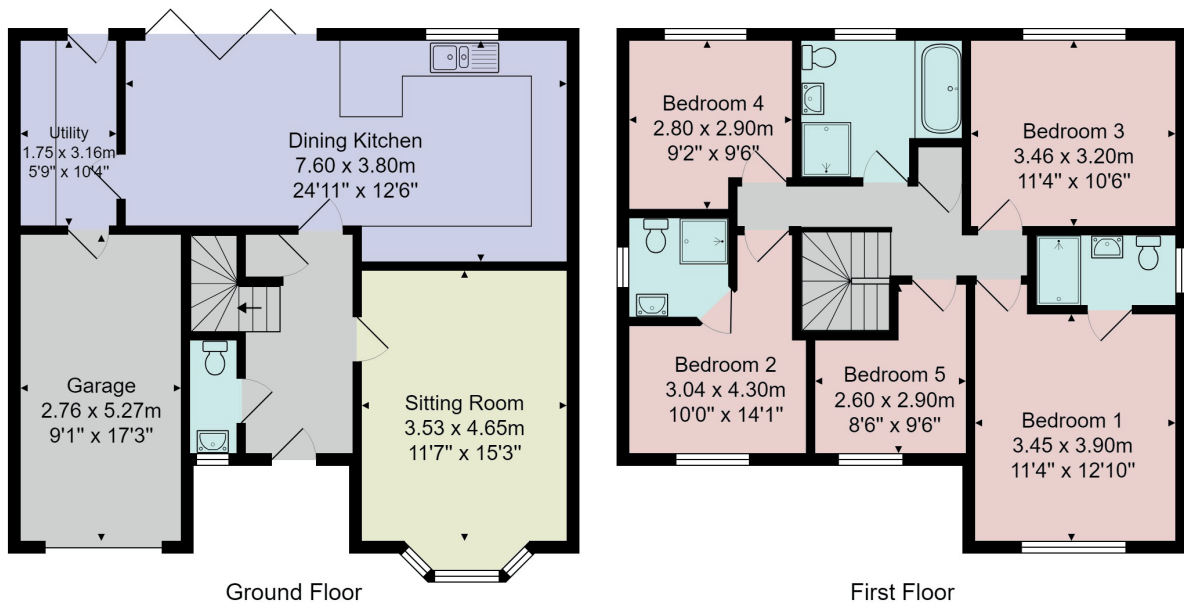
EN-SUITE 2

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

BATHROOM

White suite comprising WC, washbasin, bath and shower. Heated towel rail.

FLOOR PLAN



Total Area: 149.1 m² ... 1605 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.

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Outside

A driveway provides parking and leads to an integral single garage with light and power. To the rear of the property there is a good-sized garden with lawn and patio. Electric car charging point.

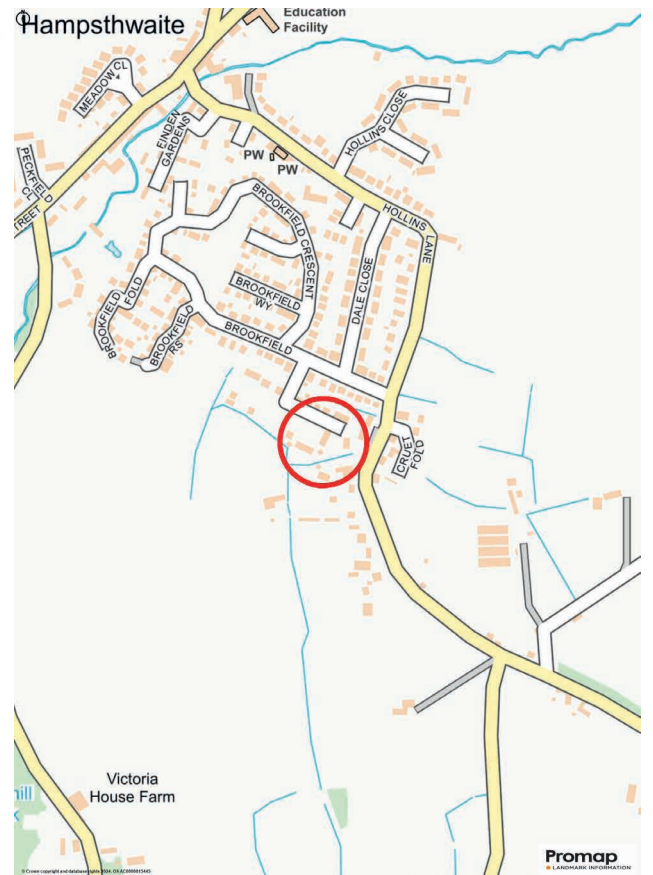
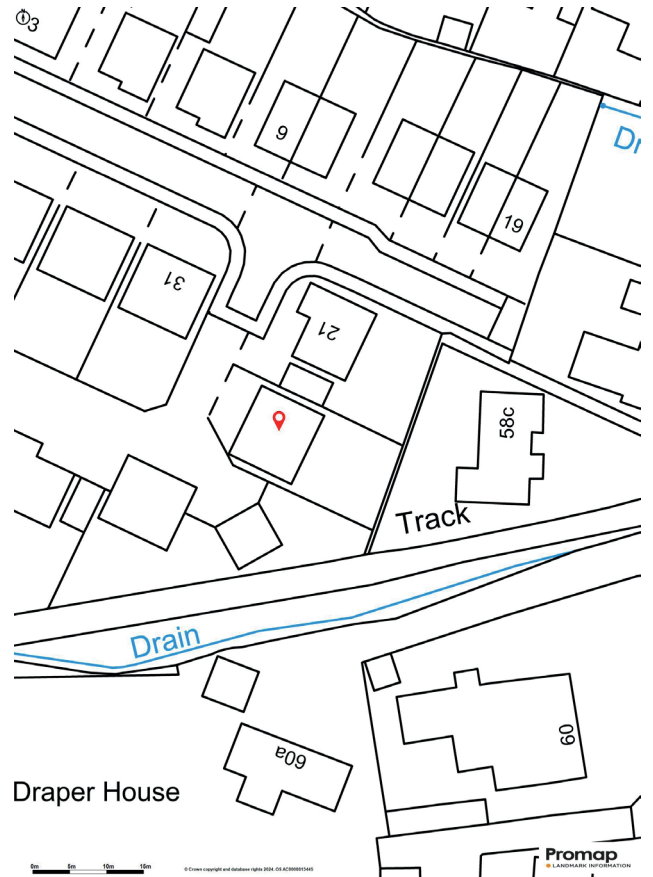
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	92
B (81-91)	84
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

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