



VERITY
FREARSON

7 HOLLINS CLOSE, HAMPSTHWAITE, HARROGATE, HG3 2EH

OFFERS OVER £650,000

7 HOLLINS CLOSE,

Hampsthwaite, Harrogate, HG3 2EH

A substantial and beautifully presented five-bedroom semi-detached property situated in this superb position with a large garden overlooking the surrounding countryside and well served by the excellent amenities within the popular village of Hampsthwaite.

The impressive accommodation has been extended and modernised in recent years by the current owners to now provide stunning and flexible living space. On the ground floor there is a superb open-plan kitchen and dining area with glazed bi-folding doors leading to the garden, and glazed doors leading to the sitting room with a wood-burning stove and the family room, which both overlook the attractive garden. There is also a useful utility room, downstairs WC, two double bedrooms, modern shower room, and office. On the first floor there are three further bedrooms and a modern bathroom. A particular feature of the property is the generous outdoor space, having a large and attractive rear garden with lawn and paved sitting area, enjoying a delightful outlook over the surrounding countryside. There is also a generous drive providing off-road parking, a large double garage with electric door, and a substantial summerhouse providing useful additional outdoor space.



2 Reception Rooms · Study · Dining Kitchen · Utility Room · Cloakroom

5 Bedrooms · 2 Bathrooms

Off-Road Parking · Double Garage · Generous Lawned Gardens · Large Summerhouse







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

A spacious reception hall with tiled flooring and under-floor heating, which continues through to the dining kitchen and ground-floor bathroom.

SITTING ROOM

A large reception room with glazed roof lantern and bi-folding doors leading to the garden. Wood-burning stove. A glazed sliding door leads to the dining kitchen. Built-in ceiling speakers.

DINING KITCHEN

A stunning open-plan kitchen and dining area with glazed bi-folding doors leading to the garden. The kitchen comprises a range of quality fitted unit with island and breakfast bar. Induction hob, integrated double oven and microwave, integrated dishwasher, coffee machine, dishwasher and fridge / freezer.

FAMILY ROOM

Glazed doors from the kitchen lead to the family room, which is an additional reception room providing an additional sitting area overlooking the garden.

UTILITY ROOM

With fitted worktop and sink and space for a concealed washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and large walk-in shower. Tiled walls and floor. Heated towel rail.

BEDROOM 4

A double ground-floor bedroom.

BEDROOM 5

A further good-sized double bedroom on the ground floor.

OFFICE

Providing a useful workspace.

FIRST FLOOR

BEDROOM 1

A double bedroom with glazed doors leading to a Juliet balcony. Fitted wardrobe and drawers.

BEDROOM 2

A further double bedroom with access to eaves storage space.

BEDROOM 3

A further good-sized bedroom.

BATHROOM

A white modern suite comprising WC, washbasin set with a vanity unit, and bath with shower above. Heated towel rail.

FLOOR PLAN



Total Area: 226.0 m² ... 2433 ft² (excluding garage, summer house)

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

The property occupies a particularly generous corner plot. A driveway provides ample parking and leads to a large detached double garage with light, power and Smart electric door. There is a generous rear garden with lawn and paved sitting areas enjoying a delightful outlook over the surrounding countryside. There is also a substantial summerhouse, which could be used for an outside entertaining space or office or studio, with light and power.

Location

This individual property is situated in a quiet cul-de-sac position on Hollins Close, situated in the heart of the popular Nidderdale village of Hampsthwaite, well served by excellent amenities which include primary school, pub, café, village shop, and regular bus service to Harrogate and Pateley Bridge. It is conveniently located just a 15-minute drive from Harrogate town centre.

Agent's Note

The property has a Smart-zoned central heating system.

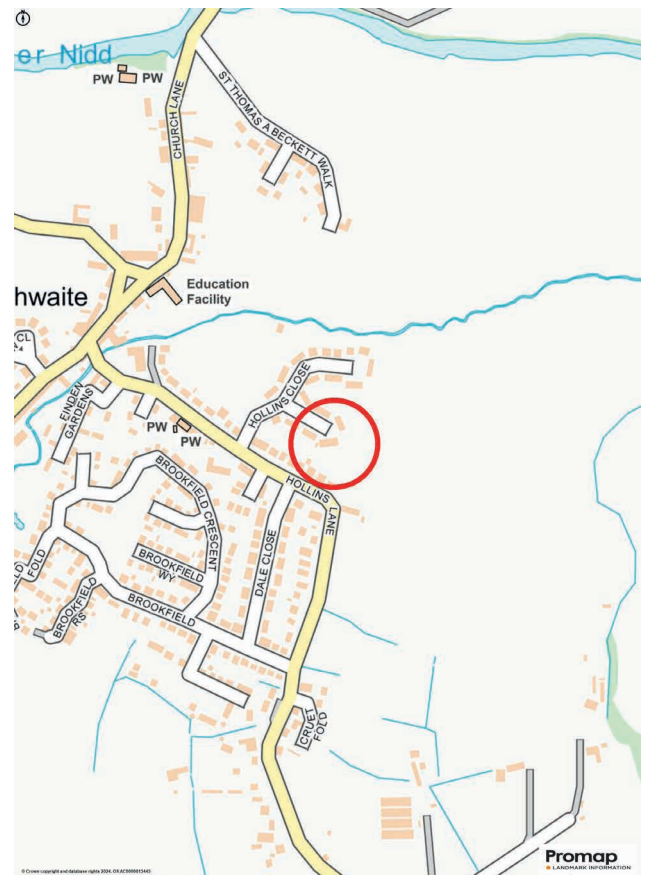
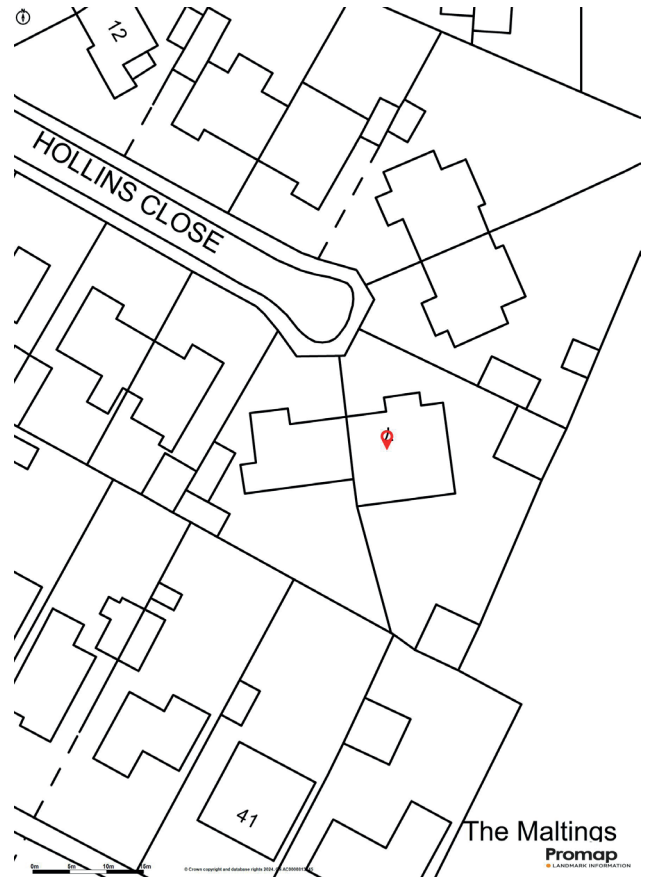
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



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