



VERITY
FREARSON

54 HOLLINS LANE, HAMPSTHWAITE, HARROGATE, HG3 2EG

£750,000

54 HOLLINS LANE,

Hampsthwaite, Harrogate, HG3 2EG

A fantastic opportunity to purchase an attractive four-bedroom detached home with the rare benefit of a self-contained TWO-BEDROOM ANNEXE situated to the rear of the main property, with attractive gardens to the front and rear.

This beautifully presented home provides generous accommodation with three reception rooms, together with a well-equipped kitchen, utility room and cloakroom. Upstairs, there are four good-sized bedrooms, a modern bathroom and en-suite. There are attractive gardens to the front and rear with lawn and well-stocked planted borders. The property also has the benefit of a self-contained annexe that provides versatile additional accommodation that could be used to generate additional income as a holiday rental, use by a dependent relative or a work-from-home space.

The property is situated in the heart of the popular village of Hampsthwaite, which is well served by excellent local amenities, including primary school, pub, village shop, café and regular bus service between Harrogate and Pateley Bridge.



3 Reception Rooms · Kitchen · Cloakroom · Utility Room

4 Bedrooms · En-Suite · Bathroom

Ample Off-Road Parking · Attractive Lawned Gardens

Annexe - Living Area · Kitchen · Bedroom · Shower Room







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With wooden flooring that continues to the dining room and family room.

SITTING ROOM

A spacious reception room with attractive fireplace and bay window.

DINING ROOM

Reception room with bay window.

FAMILY ROOM / SUN ROOM

An extended living space with sitting areas and windows overlooking the rear garden. Wall-mounted electric fire.

CLOAKROOM

With WC and washbasin.

KITCHEN

With fitted units, granite worktops and island. Gas, hob, integrated double oven, dishwasher and fridge / freezer.

UTILITY ROOM

With fitted units, granite worktops and sink. Integrated washing machine and tumble dryer.

BEDROOM 1

A large double bedroom with ornamental fireplace and fitted wardrobes.

EN-SUITE BATHROOM

With WC, washbasin set within a vanity unit, shower and bath. Heated towel rail. Tiled flooring. Access to eaves storage space.

BEDROOM 2

A double bedroom with fitted wardrobes and ornamental fireplace.

BEDROOM 3

A further double bedroom.

BEDROOM 4

A further bedroom.

BATHROOM

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

ANNEXE ACCOMMODATION

A self-contained annexe provides additional living space which has potential to be used for a variety of purposes depending on the buyer's requirement.

BEDROOM / LIVING AREA

A spacious bedroom or living space with glazed patio doors overlooking the garden.

KITCHEN

With fitted units, worktop and sink. Electric hob, integrated oven .

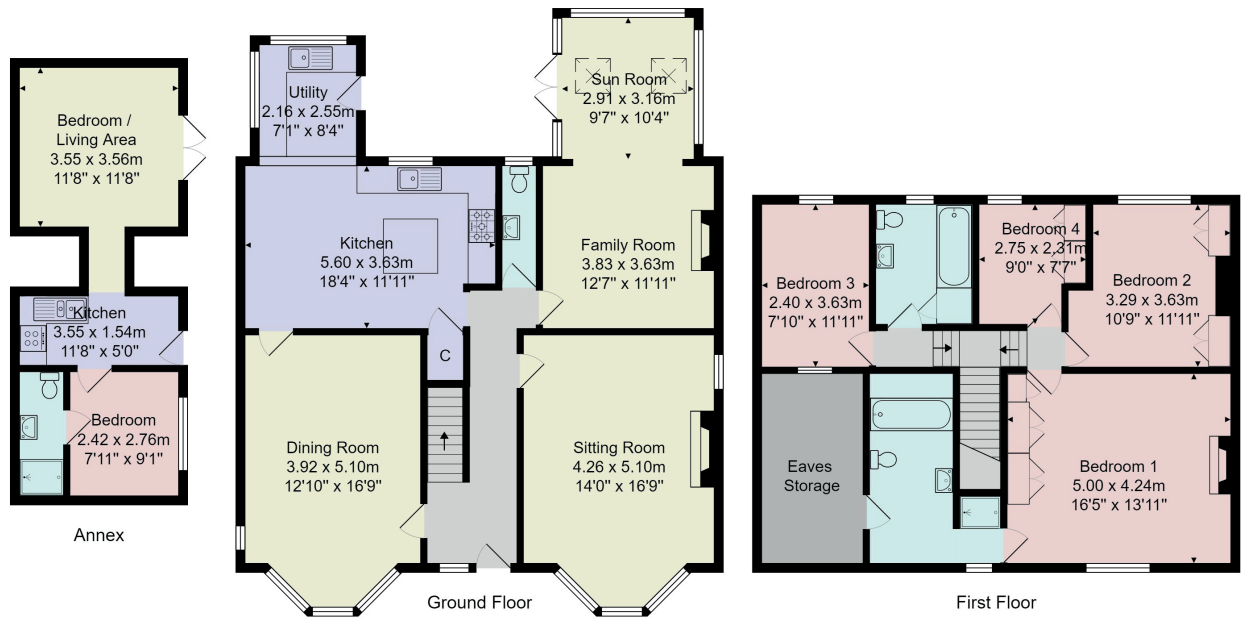
BEDROOM / OFFICE

A potential second annexe bedroom or workspace.

SHOWER ROOM

With WC, washbasin and shower.

FLOOR PLAN



Total Area: 226.7 m² ... 2440 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

Wrought-iron gates lead to a gravel driveway where there is ample parking. There is an attractive front garden with lawn and well-stocked planted borders. Further garden to rear with lawn, paved and decked, sitting areas and planted borders. A useful shed runs the full length of the house.

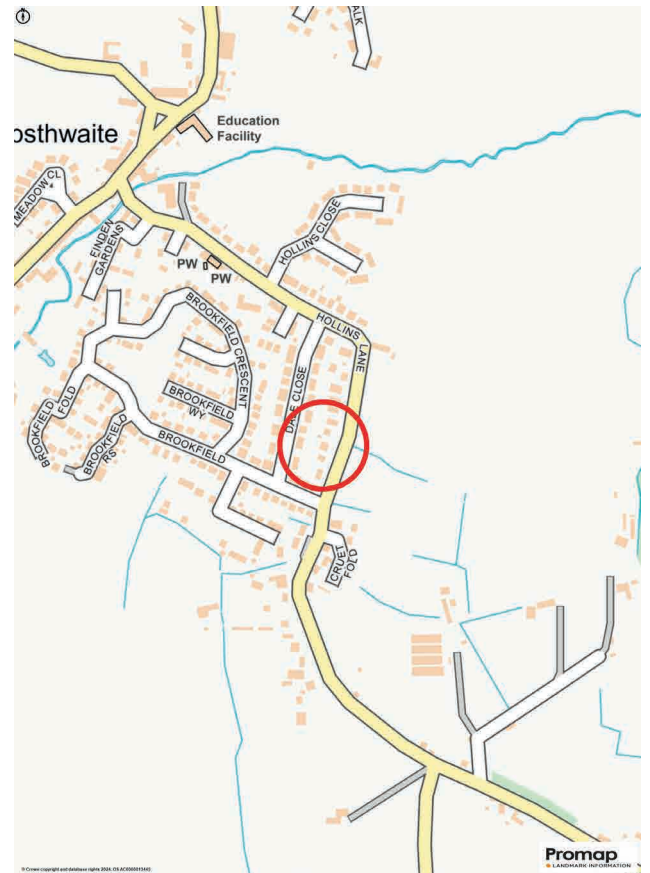
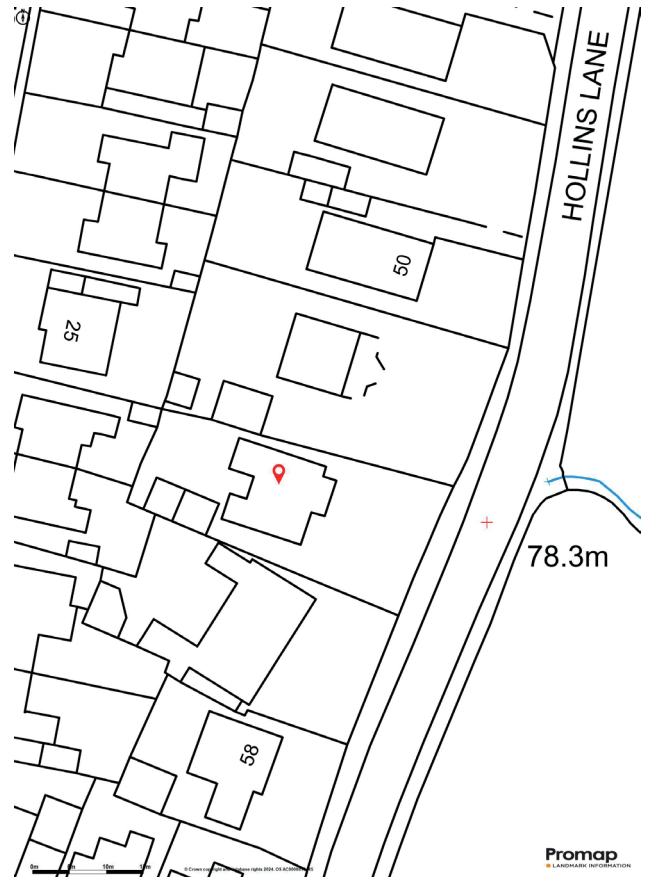
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfrearson.co.uk
verityfrearson.co.uk





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