



Poppy Cottage, 12 Cruet Fold
Hampsthwaite, Near Harrogate
HG3 2HH

£315,000

LINLEY &
SIMPSON

The Meadow, Hampsthwaite

This exclusive development of just four cottages is brought to you by Lennox Homes Limited. The origins of the name "Thwaite" lie in the old Scandinavian word meaning 'meadow' or 'paddock'; hence the naming of the development and each cottage bearing a meadow flower name.

Poppy Cottage

From the downstairs hall, a spacious open plan living/dining/kitchen area with French doors to the rear aspect. The integrated kitchen from Magnet includes a Belling Range cooker and ceramic inset sink for that country feel.

Upstairs are three double bedrooms, one featuring en-suite, and a large family bathroom. Poppy Cottage benefits from a single, detached garage.

Dimensions

Ground Floor	metric (m)	Imperial
Kitchen/Dining	4.80 x 3.63	15'9 x 11'11
Lounge	5.89 x 3.53	19'4 x 11'7
First Floor		
Bedroom 1	3.66 x 2.95	12'0 x 9'8
Bedroom 2	3.16 x 3.10	10'4 x 10'2
Bedroom 3	3.56 x 2.69	11'8 x 8'10

Specification

CONSTRUCTION

- Yorkshire Handmade style brick cavity walls.
- Stone/artstone cills.
- Natural blue slate roof.
- Black aluminium guttering
- High levels of insulation

WINDOWS & DOORS

- Anthracite PVC-u sliding sash windows
- Anthracite composite front door
- PVC-u French doors to rear.

ELECTRICAL

- Alarm system
- Smoke detector in kitchen and on upstairs landing
- LED down lighting to kitchen and upstairs bathrooms
- TV and telephone point to living room and master bedroom

KITCHEN

- *Choice of high quality Magnet kitchen from the Dunham/Shaker ranges
- Laminate work tops with 70mm upstands
- Kitchen Range by Belling
- Ceramic inset sink
- Integrated dishwasher
- Integrated 70/30 fridge freezer
- Space for washer/dryer
- Chrome swan neck tap
- Stainless steel extractor hood
- LED under unit lighting
- Engineered flooring to kitchen area

BATHROOMS/ENSUITES

- White contemporary sanitary ware
- Over bath shower to family bathrooms
- Heated chrome towel rails to bathrooms
- Half tiled walls to bathrooms with full height to showers
- Tiled floor
- Thermostatic showers

OTHER FEATURES

- Gas Central Heating
- Thermostatic valves to radiators
- Fully turfed gardens with flagged patio area to rear
- 1.8m timber boarded internal boundary fences
- 10 year NHBC Guarantee
- 5 lever security locks to external doors
- Asphalt driveway
- Power to garage (where applicable)
- Outside tap

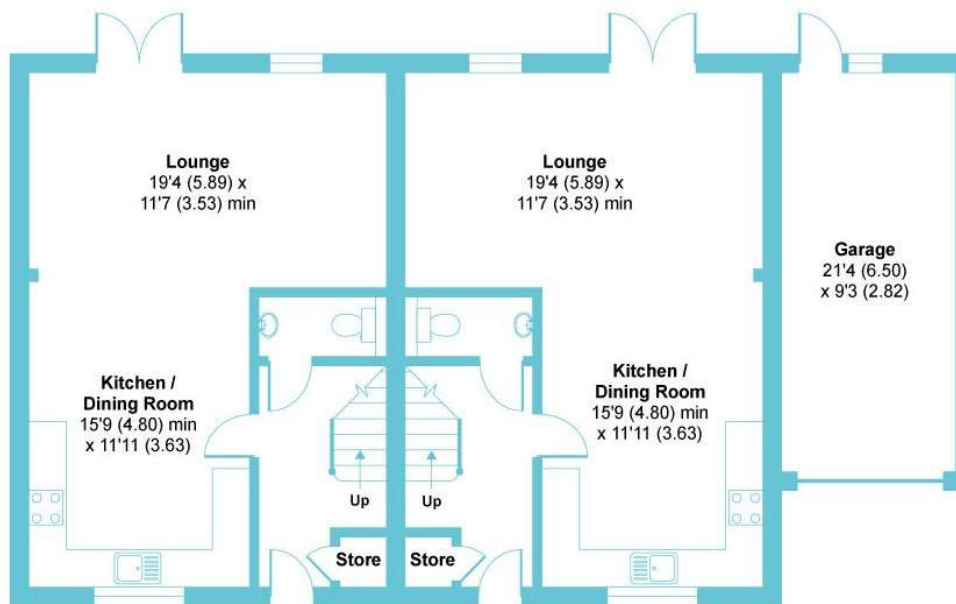
*Choices available dependant on stage of construction.

Note - Internal images are for illustrative purposes to indicate the quality and finish of the properties. Please view floor plans for details of room sizes

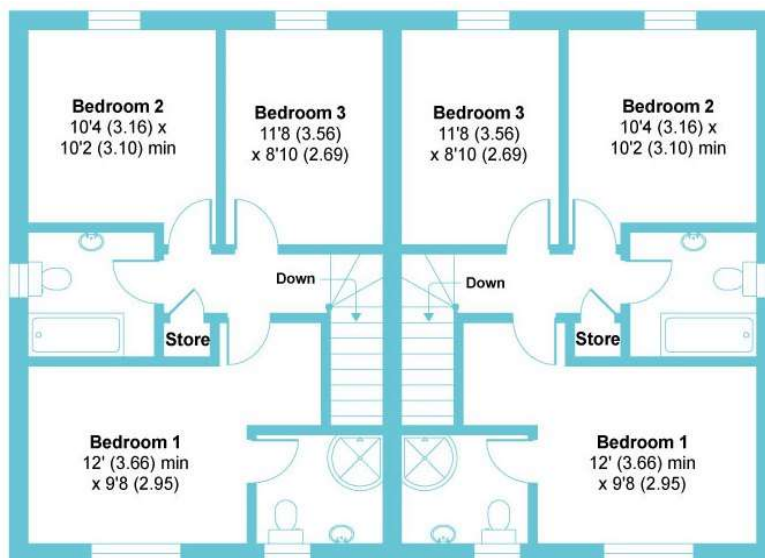
Hampsthwaite

Located less than 4 miles North West of Harrogate Town centre, Hampsthwaite is a popular village surrounded by stunning countryside. The village lies in a conservation area and is well served by local amenities. With Harrogate, the Yorkshire Dales and Nidderdale (Area of Outstanding Natural Beauty) on its doorstep, Hampsthwaite has much to offer and further benefits from easy access to the business centres of Leeds, Bradford and York.





GROUND FLOOR



FIRST FLOOR 1

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.