

FOR SALE



Dale Close, Hampsthwaite, HG3 2EQ

MARTIN&CO

Dale Close, Hampsthwaite

Two-bedroom bungalow

Asking Price Of £350,000

- Village location
- Generous plot
- Beautifully presented throughout
- Fabulous dining kitchen
- Potential for further development
- Tenure: Freehold
- Council tax band : C

Martin & co are delighted to offer to the market, this fantastic two bedroomed, semi-detached, bungalow situated on Dale Close, Hampsthwaite.

The sought after Nidderdale village of Hampsthwaite is just a 10–15-minute drive north of Harrogate. Hampsthwaite is well served with local amenities including a village store, traditional village pub, primary school, and church. Conveniently accessible by a regular bus route and offering easy access to both the A59 Skipton Road & the A61 Ripon Road.

This attractive property, occupying a wider than average plot, offers a fantastic first impression thanks to its well-maintained garden and convenient off-street parking for several vehicles.

Upon entering the property, you are greeted by a spacious hallway at the heart of the home.

Leading through to the extended dining kitchen, with vaulted ceiling and picture window overlooking the rear garden. The kitchen itself has been fitted with a range of quality wall & base units, quartz worktops, integrated dish washer, plumbing for a washing machine and integrated fridge freezer. Useful storage cupboard and external door accessing both the garden & garage.



The well-proportioned living room has a light & airy feel due to its large bay window, whilst feeling homely thanks to its feature fireplace and electric wood burner style fire.

The main bedroom has been fitted with a range of floor to ceiling wardrobes and benefits from a newly installed ensuite WC & Basin.

The second double bedroom has further built in storage and looks out over the delightful garden to the rear.

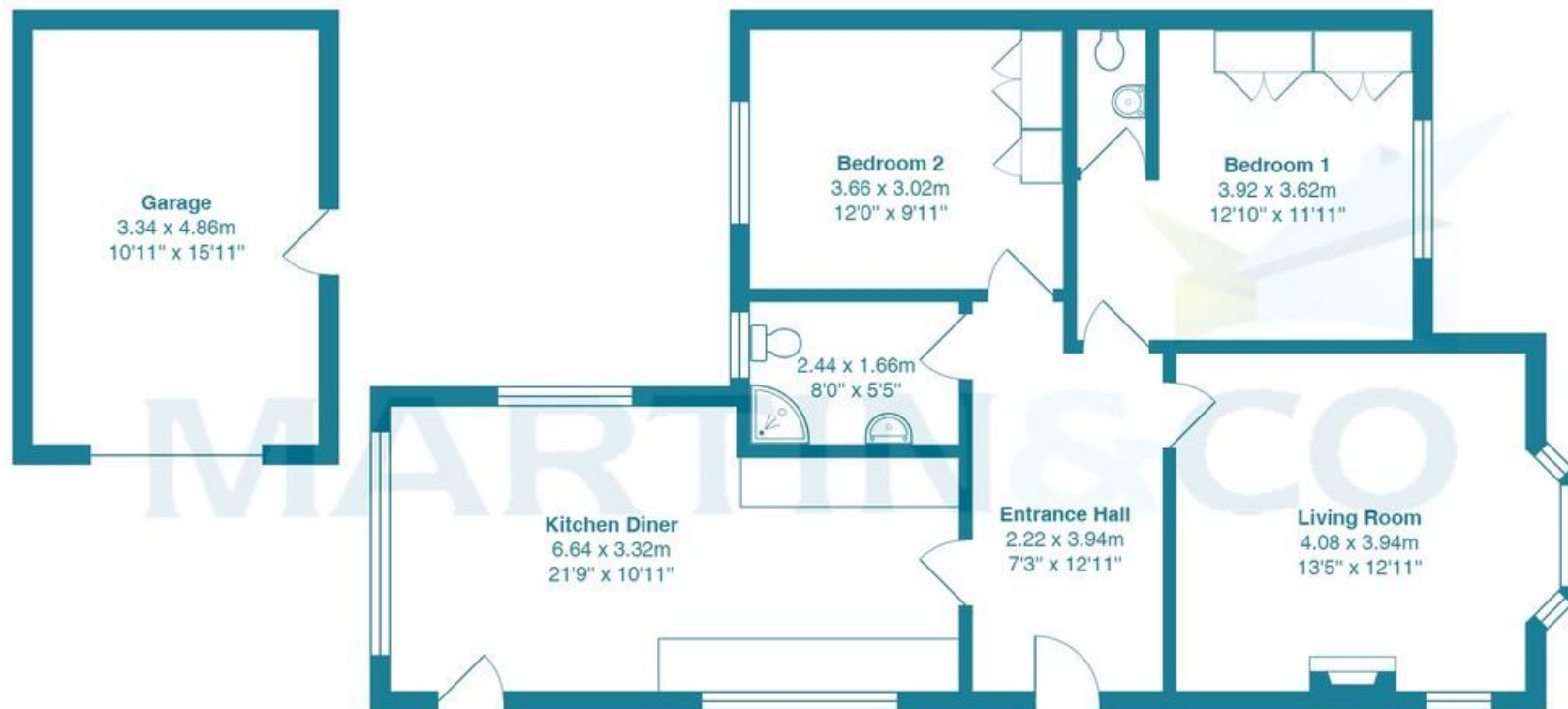
House bathroom with walk in shower, basin, WC & heated towel rail.

The property has a large part boarded loft providing storage and a dormer window. Offering potential to further extend the property into the loft, subject to obtaining the necessary consents.

Externally the property boasts a lawned garden to the front, large off-street parking and detached garage which has light & power. To the rear the attractive garden with patio sitting area is enclosed with mature shrubbery.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		





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 Total Area Including Garage: 95.7 m² ... 1030 ft²
 All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

