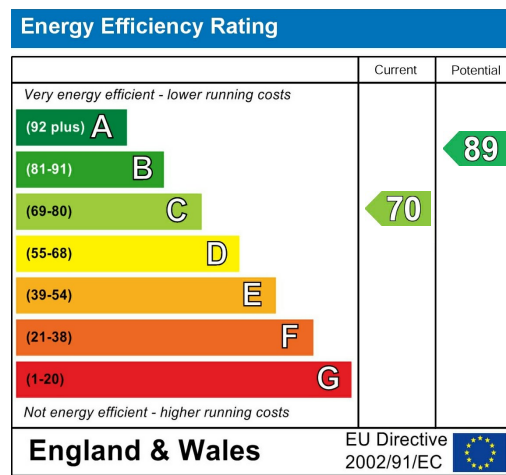


Floor Plan



Energy Performance Certificates



Directions

Proceed down Hollins Lane into Hampsthwaite and proceed to the T junction and turn left into the High Street where the property will be found on the left hand side clearly marked by a Hopkinsons For Sale board.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£275,000

Cosy Cottage, 23 High Street, Hampsthwaite, HG3 2EP 2 Bedroom Cottage - Terraced

A characterful two bedroomed cottage located in the heart of the ever popular village of Hampsthwaite and offers well proportioned living accommodation with a south facing rear garden with the beck running at the bottom of the garden. NO ONWARD CHAIN.



HOPKINSONS  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

With gas central heating the living accommodation comprises, lounge with feature fireplace including a wood burning stove, dining room which opens into the kitchen with gas cooker, freestanding fridge freezer and plumbing for a washing machine. There is a conservatory which overlooks onto the garden and doors leading onto the raised patio. There is also a downstairs w/c.

On the first floor the landing leads to the Master bedroom which benefits from large storage over the stairs creating wardrobe space, second bedroom with a built in wardrobe space and then house bathroom with white suite, shower over the bath, w/c and hand basin.

Outside to the front of the property is unrestricted on street parking. To the rear is a raised patio area which is south facing and steps down to Astro turf, an outbuilding offering storage and a gate leading to a pathway that runs along side the stream.

