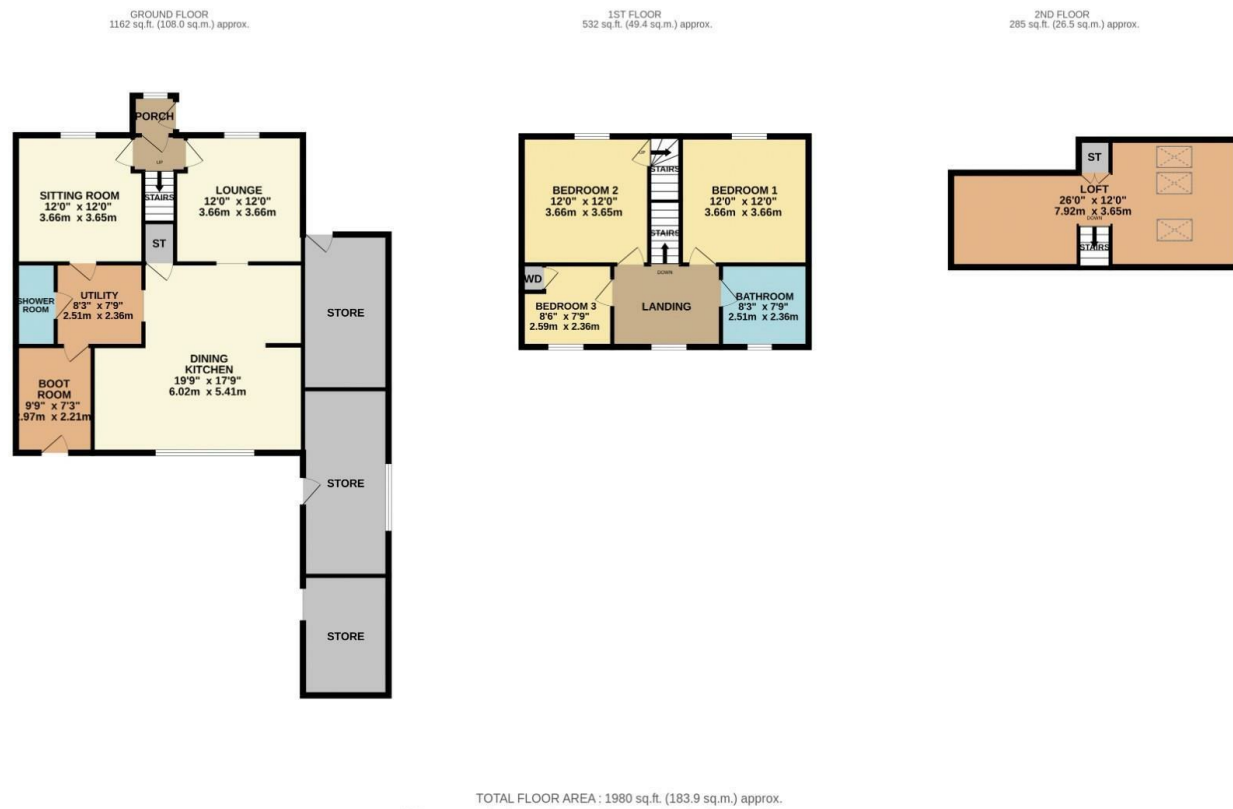
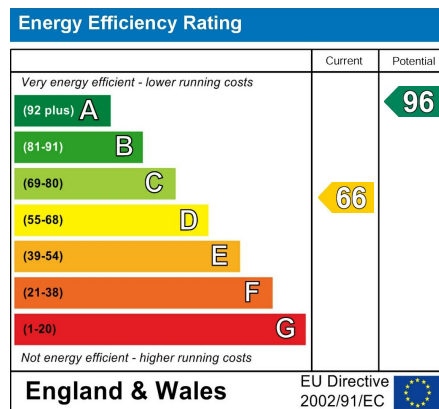


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on the A59 toward Skipton. Pass the Curious Cow and go past 2 turnings to Hampsthwaite and the property is found on the right 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.



£565,000

Walton House Skipton Road, Hampsthwaite, Harrogate, HG3 2LZ

3 Bedroom House - Detached

**A beautifully presented detached house that offers three floors of accommodation that has been sympathetically extended to the ground floor at the rear to provide the most of an enclosed private garden that adjoins farmland.**



**HOPKINSONS**  
ESTATE AGENTS

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



## Description

The property which is constructed in brick with a slate roof has a full width pitched roof extension to the rear and briefly comprises with an air source heat pump; entrance porch, reception hall, lounge with a log burning stove, separate sitting room, house shower/guest cloakroom and a useful utility area.

There is a spacious rear entrance lobby and a generous living/family kitchen with views over the rear gardens. To the first floor there are three good sized bedrooms and a well presented house bathroom.

On the second floor there are two useful eaves rooms that have previously been used as a teenagers suite.

Outside from the private driveway there is access to useful storage sheds. At the rear of the property is a shaped lawn with flowerbed borders and a patio. At the front of the property there is a garden and private driveway. The property is located on the fringe of Harrogate adjacent to the A59.

Nearby there are the villages of Hampsthwaite Killinghall Ripley and Birstwith. Each offers a primary school, shop and public house. In Harrogate there is a good choice of bars, restaurants and excellent shopping opportunities. There is a good road and rail network offering the traveller and commuter quick access to Leeds, York and London.

