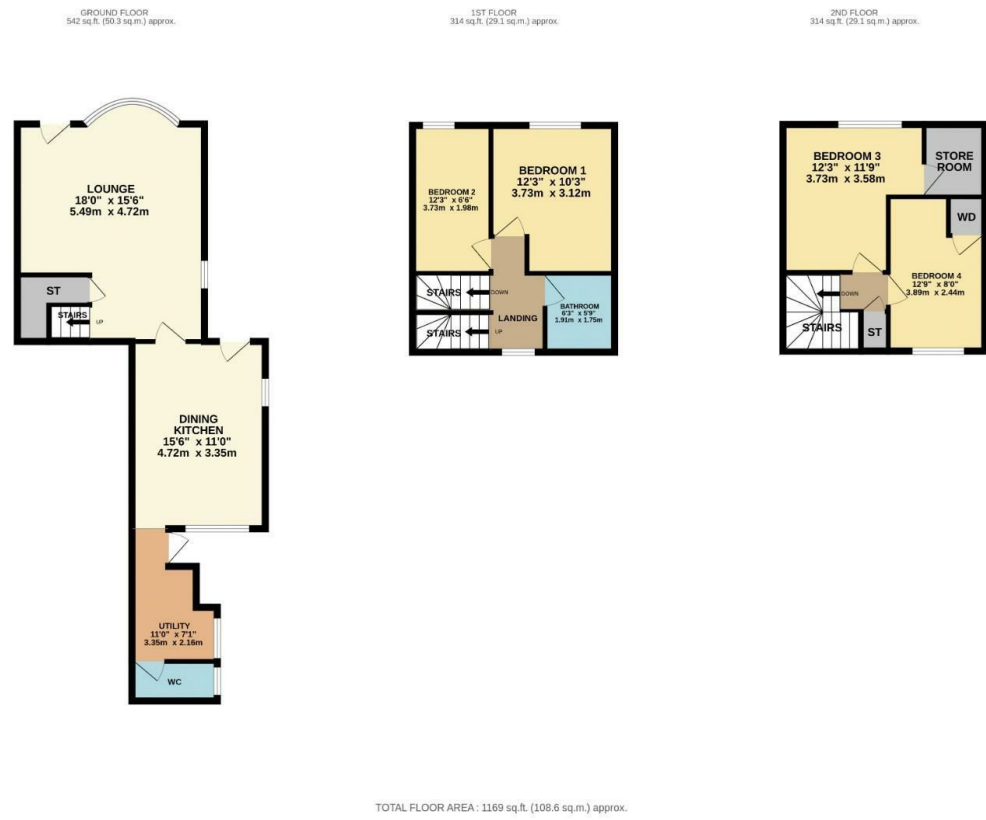
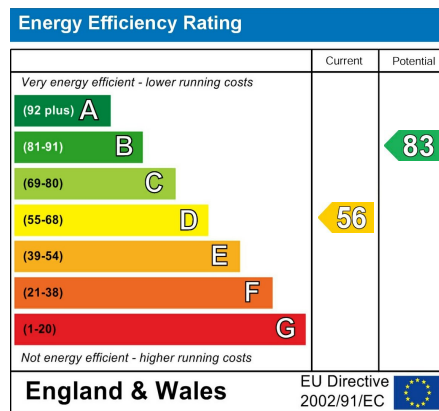


Floor Plan



Energy Performance Certificate



Directions

Proceed down into the village of Hampsthwaite. With the Joiners Arms and Sophie Café on your left the property is easily found on the right hand side marked by a Hopkinsons for sale board.

Council Tax Band F 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.



£395,000

Spring Garth Cottage High Street, Hampsthwaite, HG3 2EZ

4 Bedroom Cottage - Semi Detached

A charming four bedroom cottage arranged over three floors located in the older central part of this ever popular lower Nidderdale village overlooking the village green. No chain involved.



HOPKINSONS
ESTATE AGENTS

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

Description

The property which features gas fired central heating with a Worcester boiler requires some updating modernisation and briefly comprises charming lounge with a front bay window, useful under stairs storage area. There is a dining kitchen and a rear entrance that opens up into a utility with guest toilet.

At first floor there are two bedrooms and a house bathroom. The whole of the first floor could be reconfigured into a superb master bedroom suite.

On the second floor, there are two further double bedrooms and a useful storeroom.

Outside there are easily maintained gardens that are enclosed and form a pleasant sitting area.

Parking is on the street in the centre of the village where the corner shop, Sophie's café, primary school, cricket club and church are only a short walk away.

Hampsthwaite is well placed for those who may require access to Harrogate where there are good road and rail connections to York, Leeds and London.

