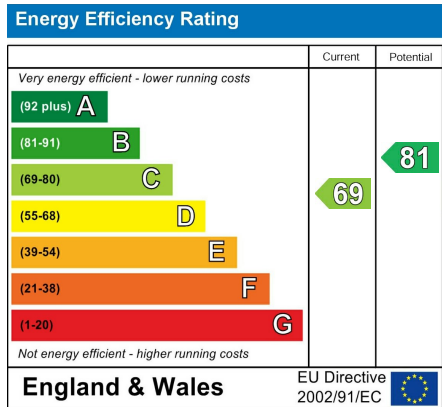


Floor Plan



TOTAL FLOOR AREA : 2200 sq.ft. (204.4 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed from Harrogate along the A59 and drop down into the village of Hampsthwaite and proceed towards Birstwith where the property is located in Clapham Green clearly marked by a Hopkinsons for sale.

Council Tax Band G 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.



£750,000

The Hayloft, Clapham Green, High Birstwith, Harrogate, North Yorkshire, HG3 2JD 4 Bedroom House - Semi-Detached

A stylish and recently updated four bedroom semi detached barn conversion offering an amazing interior with easily maintained gardens, double garage and a useful first floor hobbies room/studio office. Rarely do character properties come to the market that offer updated stylish interiors with the highest quality kitchens, bathrooms and shower room. No chain involved.



HOPKINSONS

ESTATE AGENTS

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

Description

The Hayloft offers something for everybody with a comfortable interior with mains gas underfloor heating to the ground floor and radiators to the first floor. The property briefly comprises guest cloakroom, delightful lounge with picture windows and a feature fireplace with a log burning stove. There is a separate study area with French door that leads to the front patio area and garden. A main feature of the property is its width, living family kitchen with hand painted units with a contrasting central island. The fully integrated kitchen offers Miele appliances that include a dishwasher, fridge freezer, extractor fan, and induction 4 ring hob. There are two ovens plus a steam Combi oven and a microwave. There is an instant boiling hot tap as well setting off a stylish kitchen that provides a pleasant entertaining/socialising area.

Additionally there is a utility room with a freestanding Miele washing machine and separate dryer.

At first floor, there is a spacious landing approached from a contemporary staircase.

There is a hayloft ladder that provides access to a useful mezzanine that could form either a useful store area or study area.

To the first floor, there is a spacious double master bedroom suite with an updated luxury ensuite shower room. There are three further bedrooms.

Additionally, there is a high-quality updated family bathroom with both a deep bath and a walk in shower stall.

There is a right of access to a double garage. with storage in both eaves and two remotely controlled up and over entrance doors. There is a side private entrance door and staircase that leads to a very useful study/hobbies room with useful storage.

There is a bin store area and a further patio with a log store. There are outside lights that provide a pretty outlook from the house. At the rear of the property there is a Yorkshire stone flagged terrace together with a low maintenance lawn garden. At the front of the property there is a further flagged terrace and shaped lawned area.

The Hayloft warrants an early inspection due to its location and low maintenance. The property has mains water gas and drainage and also has BT fibre providing high speed Internet.

The Hayloft is located in Clapham Green which is a pretty position between Hampsthwaite and Birstwith. Both of those villages have amenities that cater for most daily needs. Both have a public house, primary school and shop. Beyond there is the popular town of Harrogate where there are excellent shopping opportunities as well as wide range of shops bars and restaurants.

