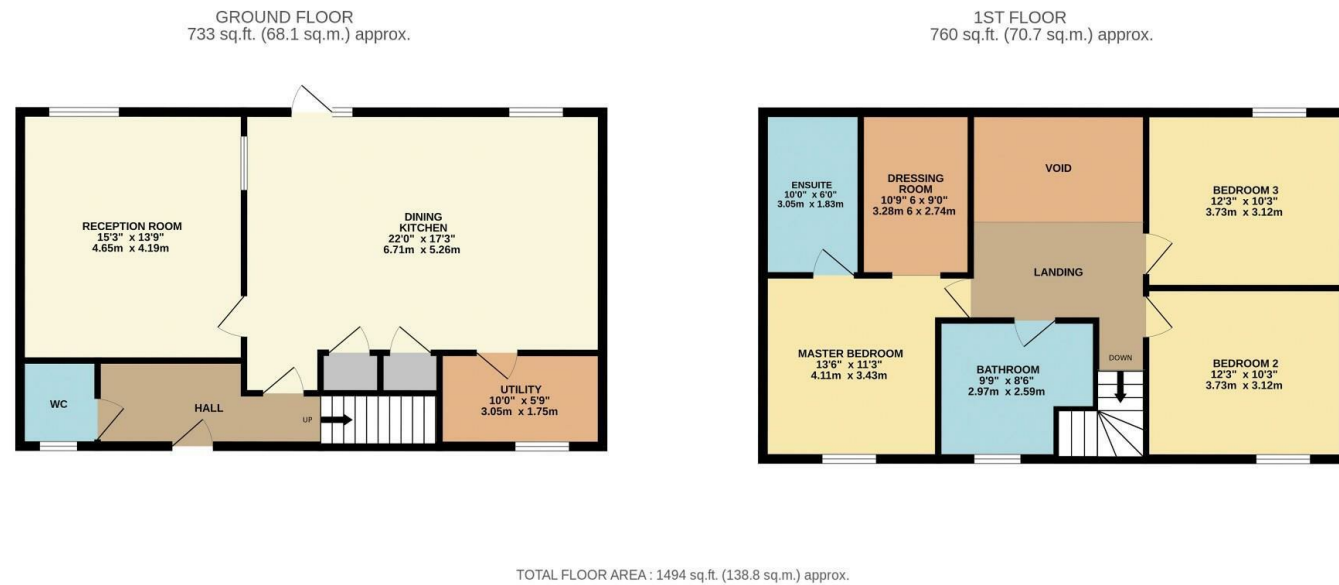
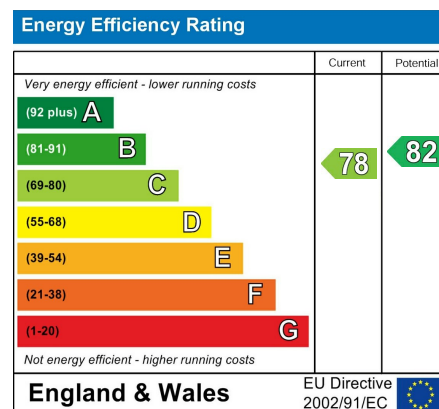


Floor Plan



Energy Performance Certificate



Proceed out of Harrogate along Knaresborough Road and turn left into Kingsley Road. Turn left into Hawthorn Place and the properties are found on your right 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.



£599,999

Amrock Hawthorn Place, Harrogate, HG1 4FQ 3 Bedroom Barn Conversion -

3 Bedroom Barn Conversion - House

Amrock is a beautifully presented three bedroomed new build barn which has been finished to an exacting standard offering spacious and well planned living accommodation and benefitting from a superb location with a wide range of amenities and transport links close by. NO ONWARD CHAIN.



HOPKINSONS
ESTATE  AGENTS

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Description

With gas fired central heating the living accommodation comprises; entrance hall with downstairs w/c to the left hand side, there are Crittal doors that lead into the lounge which has a feature media wall and a full length floor to ceiling window looking into the kitchen. The spacious open plan living kitchen creates a fantastic entertaining space with doors leading out into the garden. The kitchen includes; Quartz worktops, solid oak breakfast bar, Neff n50 single multifunction oven slide & hide, Neff n50 microwave oven with hot air, AEG flex zone induction venting hob, CDA integrated tower fridge, full height, CDA integrated frost free tower freezer, full height, AEG fully integrated sliding hinge dishwasher, Large sink and boiling hot water tap. There is a separate Utility room with fitted units, boiler cupboard, plumbing for a washing machine and space for a tumble dryer with worktop space next to sink.

On the first floor the landing leads to the master bedroom with a great sized dressing room, ensuite shower room with walk in shower and Vilroy & Boch sanitary ware with sink and vanity unit and wall hung w/c all with brushed brass taps and flush plate on the w/c. Two further double bedrooms and modern house bathroom including separate bath, Vilroy and Boch, w/c, hand basin, vanity unit and a walk in shower.

Outside to the front of the property is a block paved driveway offering off street parking for two vehicles with an ev charging point. The driveway is surrounded by landscaped gardens including a south west facing patio and a pathway leading to the front door. To the rear is a lovely landscaped garden with a good sized patio area and shaped lawn all enclosed by dry stone walling.

Within walking distance there is a wide range of local amenities including Post Office, convenience stores, coffee shops, cafes, Elite Meat Butchers and there are beautiful countryside walks on the old railway line which lead down into Nidd Gorge and you can walk all the way through to Ripley.

