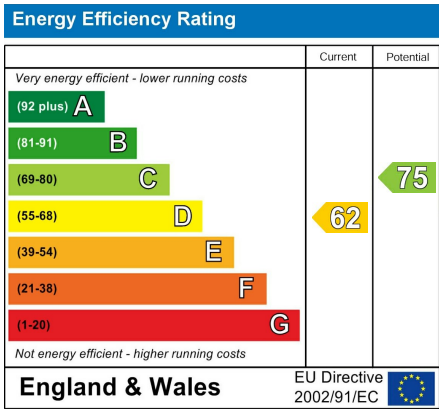


Floor Plan



Energy Performance Certificate



Directions

Proceed down into the village of Hampsthwaite along Hollins Lane and Dale Close is a turning to the left where the property is easily found on the right hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band D 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.



£450,000

4 Dale Close, Hampsthwaite, Harrogate, HG3 2EQ

3 Bedroom Bungalow -
Detached

****VIEWINGS TO COMMENCE FROM FRIDAY 15TH AUG****
A beautifully presented detached bungalow offering spacious rooms with a manageable private garden to the rear located in this ever popular lower Nidderdale village. No chain involved.



HOPKINSONS

E S T A T E A G E N T S

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

Description

With gas fire central heating, alarm and replacement double glazed windows the stylish bungalow offers well proportioned rooms that are arranged over two floors.

There is an inviting 17 foot long reception hallway that gives access to a comfortable lounge with windows to 2 sides and a recessed feature living flame gas fire. There is a large sitting room at the rear and that offers double opening doors to a private rear garden.

A main feature of this property is the large dining kitchen that offers space for a dining table with a range of modern fitted storage cupboards that feature a three ring induction hob, oven/grill, integrated slimline dishwasher, fitted integrated fridge freezer and a Baumatic dishwasher and Bosch washing machine.

There is a side entrance door that leads to a tarmac driveway providing hard standing for a number of cars. It leads to a single detached garage 16'9 x 11'3 with an electric roller door and electric light and power.

At ground floor there is a spacious double bedroom with a front facing bay window and two fitted double wardrobes. Additionally, there is a modern house bathroom with separate walk-in shower cubicle.

From the sitting room there is a staircase that leads to the first floor where there is a spacious Master bedroom with ensuite toilet and useful storage cupboard.

Outside to the front of the property, there is a low maintenance stone flagged patio with colourful flower bed borders.

Hampsthwaite is a popular lower Nidderdale village that features a corner shop, café, public house Church and primary school. There is a bus service that connects the traveller to Harrogate and Pateley Bridge.

