



**Hollins Close, Hampsthwaite Harrogate HG3 2EH**



**welcome to**

## **Hollins Close, Hampsthwaite Harrogate**

A beautifully presented three bedroom bungalow located in the village of Hampsthwaite, on the fringes of the stunning Nidderdale countryside but also a short drive to the bustling Harrogate town centre. The property has an attractive rear garden with lovely outlook onto open fields. NOT TO BE MISSED

### **Hollins Close**

We are delighted to offer this three bedroom detached bungalow, located in the village of Hampsthwaite just outside of Harrogate. The property benefits from a generous rear garden which backs onto open fields and has a lovely outlook. The bungalow is well presented throughout and comprises of a bright entrance hallway, living room, modern kitchen, conservatory, two double bedrooms, a further double bedroom located in the converted loft area as a shower room on the ground floor and bathroom on the first floor. To the front of the property there is a sizable driveway for multiple cars and attached single garage. The property also benefits from solar panels. The village itself provides many local amenities including a general store, a primary school with an attached nursery, a public house and a church. CALL TODAY TO BOOK YOUR VIEWING!

### **Entrance Porch Entrance Hallway**

Bright entrance hallway which has wooden staircase leading to the first floor. There is a window to the rear and space for a chair.

### **Living Room**

13' 6" x 15' 10" ( 4.11m x 4.83m )  
The spacious living room is flooded with natural light and has a large window to the front. The room features laminate wood flooring, a multi-fuel fire and spotlights.

### **Kitchen Diner**

8' 7" x 20' 3" ( 2.62m x 6.17m )  
The kitchen features modern shaker style base and wall units in a neutral colour. There is a window which overlooks the rear garden as well as a glazed door which leads through to the conservatory. The

kitchen has a four ring gas hob, self cleaning oven, dishwasher, integrated fridge / freezer and stainless steel sink and drainer. There is also a space for a small dining table to seat two. To one end of the room there is a feature upright radiator.

### **Conservatory**

8' 10" x 13' ( 2.69m x 3.96m )  
A spacious conservatory which is currently being used as a dining area and has space for a table to seat up to six people. There is doors which lead into the rear garden.

### **Bedroom One**

11' 9" x 12' 6" ( 3.58m x 3.81m )  
A good sized double bedroom with neutral decor and plenty of natural light provided by the window to the rear. The room currently has a freestanding wardrobe and chest of drawers.

### **Bedroom Two**

12' 6" x 10' 9" ( 3.81m x 3.28m )  
A second double bedroom with neutral decor and a window to the front.

### **Shower Room**

8' 8" x 6' 10" ( 2.64m x 2.08m )  
Located on the ground floor the shower room has fully tiled walls and floor and consist of a corner shower cubicle, W.C, hand wash basin and large mirror on the wall above the W.C.

### **Loft Area / Bedroom**

9' 9" x 14' 7" ( 2.97m x 4.45m )  
There is another double bedroom located in the converted loft area. The room has velux windows along one side of the sloped ceiling. The room also benefits from storage in the eaves.





### **Bathroom**

5' 11" x 6' 1" ( 1.80m x 1.85m )

This bathroom is located just across the landing from the loft conversion bedroom on the first floor and features half tiled walls, a bath, W.C and hand wash basin.

### **Outside Front Garden**

At the front of the property there is a sizable driveway which could accommodate multiple cars. There is also matures borders and hedges surrounding the front garden area.

### **Rear Garden**

The spacious rear garden features a large lawned area as well as a greenhouse. There are mature borders and a shed located at the end of the garden. The garden also features a summerhouse. The garden can be access directly through the conservatory via steps with a hand rail. There is a gravel path which leads to the end of the garden where there is a bench / space for seating. The garden can also be accessed at the side of the property from the front driveway area.

### **Garage**

The property also benefits from a single attached garage with electric door. The garage can be accessed from the property through the kitchen.



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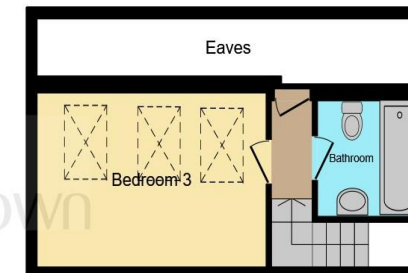
- DETACHED BUNGALOW
- LARGE REAR GARDEN
- GARAGE
- DRIVEWAY PARKING FOR MULTIPLE CARS
- 3 DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: B

**£465,000**



Ground Floor



First Floor

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