



**Brookfield, Hampsthwaite Harrogate HG3 2EF**

**welcome to**

## **Brookfield, Hampsthwaite Harrogate**

Situated in the village of Hampsthwaite this detached bungalow comprises of a living room, dining / kitchen, separate dining room, a conservatory, 3 bedrooms and a house bathroom as well as a separate W.C. There is gardens to the front and rear as well as a driveway and garage.

### **Brookfield**

This attractive detached bungalow is located in the village of Hampsthwaite. The property features a bright living room with stone exposed chimney breast. There is also a dining room with doors leading onto the rear garden. The kitchen also has space to fit another dining table. There is a conservatory which overlooks the garden. There are two rooms which can accommodate a double bed as well as another bedroom. There is a house bathroom and separate W.C. The property benefits from a driveway and garage. There are front and rear gardens which both have a lawned area. The rear garden features a summer house with seating and table as well as a patio area with more seating, perfect for outdoor summer dining. The village of Hampsthwaite has a cafe, shop, pub and regular bus service as well as a primary school.

### **Entrance Porch**

5' x 5' ( 1.52m x 1.52m )

Useful entrance porch with window to one side and wooden flooring. There is a door which leads through to the living room.

### **Living Room**

19' 1" x 17' 8" ( 5.82m x 5.38m )

Bright living room with real flame effect fire and exposed stone chimney breast. There is a large window which overlooks the front garden.

### **Reception Room**

Room featuring sofa and chair with window to the front.

### **Dining Room**

8' 9" x 15' 3" ( 2.67m x 4.65m )

The dining room currently has round table and four chairs, there would be the potential to fit more.

There is patio doors which lead out to the rear garden.

### **Kitchen / Diner**

9' 9" x 18' ( 2.97m x 5.49m )

The kitchen features oak coloured wall ad base units. There is a peninsular which separates the main kitchen area for the second dining table. There is tiled floor, a one and a half bowl sink, built in electric oven, four ring hob and dishwasher.

### **Utility Room**

7' 5" x 9' 9" ( 2.26m x 2.97m )

The utility room houses the washing machine and has a door to the rear.

### **Bedroom One**

13' x 11' ( 3.96m x 3.35m )

Double bedroom which features fitted wardrobes as well as a dressing table.

### **Bedroom Two**

10' x 10' 9" ( 3.05m x 3.28m )

This room can also accommodate a double bed and features fitted furniture over and around the bed.

### **Bedroom Three**

9' x 8' 5" ( 2.74m x 2.57m )

Cosy room with window to the front which could accommodate a single bed.

### **Bathroom**

8' 7" x 5' 5" ( 2.62m x 1.65m )

The bathroom features fully tiled walls and floor. There is a white bathroom suite consisting of bath, corner shower cubicle, freestanding sink and W.C.







### **Conservatory**

### **Outside**

### **Rear Garden**

The rear garden features a patio area with steps leading down to a lawned area. There is planted mature borders and a summer house which has seating and a small table.

### **Garage**

8' 7" x 22' 8" ( 2.62m x 6.91m )

The boiler is located in the garage.

### **Front Garden And Driveway**

There is a lawned garden to the front with patio area as well as a driveway.

### **Agents Notes**

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



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## Brookfield, Hampsthwaite Harrogate

- DETACHED
- BUNGALOW
- GARAGE WITH INTEGRAL ACCESS
- THREE BEDROOMS
- DRIVEWAY

Tenure: Freehold EPC Rating: D

**£450,000**



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