



VERITY
FREARSON

12 ST THOMAS A BECKETT WALK, HAMPSTHWAITE, HARROGATE, HG3 2FS
WITH PLANNING PERMISSION
OFFERS OVER £525,000

12 ST THOMAS A BECKETT WALK,

Hampsthwaite, Harrogate, HG3 2FS

A superbly presented three-bedroomed family home located in a quiet cul-de-sac position off Church Lane in this ever-popular Lower Nidderdale village.

With planning permission for two-storey wrap-around extension to the rear and side which will substantially increase the footprint of the property but still allowing for a substantial south-facing garden. The garden also has a summerhouse which could be used as an office.

Hampsthwaite is a very popular Nidderdale Village great for dog walking, cycling and supported by a village shop, public house, church, junior school, and village hall where many events are held. Harrogate is only a 10-minute drive away where there are many bars cafes restaurants secondary schools, shopping facilities, train station and the A1(M) is within a 30-minute drive. Offered for sale with no onward chain.



Sitting Room · Dining Kitchen · Utility Room · Cloakroom

3 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Integral Garage · Large Lawned Garden · Summerhouse







ACCOMMODATION

GROUND FLOOR ENTRANCE PORCH

With roof light. Leads to –

RECEPTION HALL

With tiled floor, central heating radiator and under-stairs cupboard.

CLOAKROOM

With WC and washbasin. Window to front.

DINING KITCHEN

With a range of modern wall and base units, work surfaces with inset stainless-steel sink and drainer and island. Integrated Neff appliances include dishwasher, electric double oven, gas hob with extractor hood above, fridge and freezer. Tiled floor with under-floor heating. Dining area with skylight windows, window to side and glazed bi-folding doors which fully open to the garden.

UTILITY ROOM

With further work surfaces having inset stainless-steel sink and drainer and base units below. Plumbing for washing machine, and space for tumble dryer window to side and central heating radiator. Wall cupboard houses a “combi” boiler.

FIRST FLOOR SITTING ROOM

A spacious reception room with window to front and glazed double doors leading to Juliet balcony. Two central heating radiators.

BEDROOM 3

A large double bedroom with window to rear and central heating radiator.

SECOND FLOOR LANDING

With window to rear, central heating radiator and storage cupboard.

BEDROOM 1

A double bedroom with windows to front, central heating radiator and double fitted wardrobes.

EN-SUITE SHOWER ROOM

Modern white suite comprising WC, washbasin and shower cubicle. Window to side, heated towel rail, and tiling to walls and floor.

BEDROOM 2

Window to rear, central heating radiator, and access to fully boarded loft space via pull-down ladder.

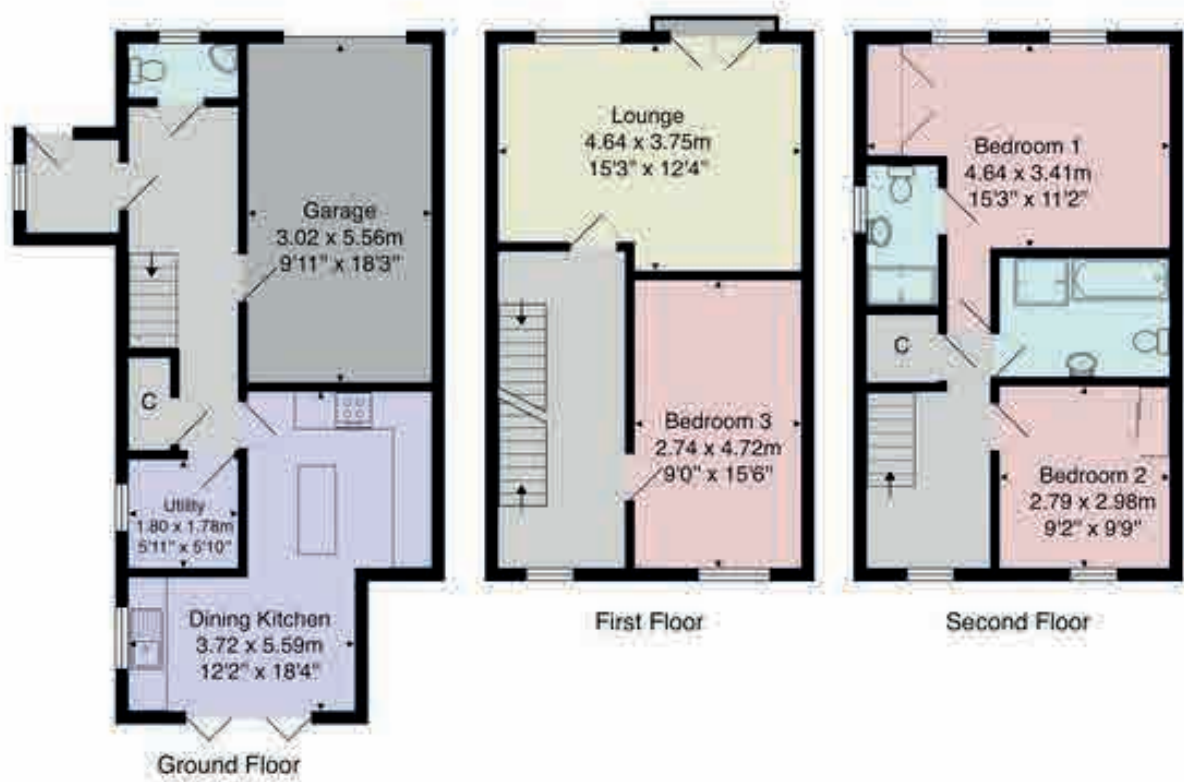
BATHROOM

Modern white suite comprising WC, washbasin, bath and separate shower cubicle. Heated towel rail, and tiling to wall and floor.

SUMMERHOUSE

With main electrics.

FLOOR PLAN



Total Area: 140.4 m² = 1511 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

Block-paved driveway to front provides off-street parking and leads to an integral garage with power and light. Lawned area to the front with mature fruit trees. To the rear there is a large garden, which enjoys day-round sunshine. There is a lawned area with planted borders and paved sitting area with light and power points, and newly fitted decking accessed via the bi-folding doors. Large summerhouse with power and light, having potential for use as a home office or garden room.

Agent's Note

There is a fitted burglar alarm.

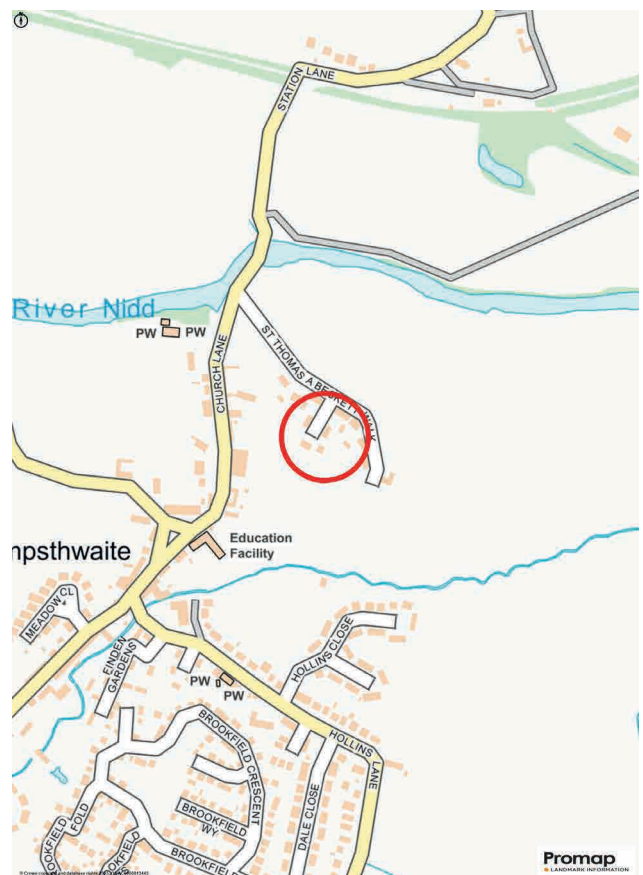
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	85
EU Directive 2002/91/EC			
www.epc4u.com			

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