



VERITY
FREARSON

35 BROOKFIELD GARTH, HAMPSTHWAITE, HG3 2EB

GUIDE PRICE £600,000

35 BROOKFIELD GARTH,

Hampsthwaite, HG3 2EB

A superb five-bedroom detached property with attractive southwest-facing garden, forming part of this popular new exclusive development in the desirable village of Hampsthwaite.

This spacious and high-quality family home comprises generous accommodation with entrance hall, living room, cloakroom, utility room, and stunning living kitchen with glazed doors leading to the rear garden and home office. Upstairs, there are five bedrooms, a house bathroom and two en-suite shower rooms. Outside the property there is a double driveway leading to an integral garage.

This property is set in the heart of the sought-after village of Hampsthwaite, well served by excellent amenities including a village shop, local pub, primary school, cricket club and church. The property is located within just a 10-15-minute drive from Harrogate town centre and has a regular bus service. An internal viewing is essential to appreciate the overall quality of this beautiful home.



Living Kitchen · Sitting Room · WC

5 Bedrooms · 2 En-Suite · Bathroom

Off-Road Parking · Garage · Garden







ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

A spacious reception room with bay window to the front.

CLOAKROOM

With WC and washbasin.

LIVING KITCHEN

With spacious dining area and glazed bi-folding doors leading to the garden. The kitchen comprises a range of stylish fitted units and breakfast bar with seating and integrated appliances including 2 single ovens, 2 warming drawers, coffee machine, grill/microwave, wine cooler, Quooker tap, dishwasher, induction hob and extractor above.

UTILITY ROOM

With fitted worktops and sink with space and plumbing for washing machine and tumble dryer. Doors to rear and integral garage.

FIRST FLOOR

BEDROOM 1

A good sized double bedroom with window to the front, fitted wardrobe and en-suite shower room.

BEDROOM 2

Another good sized double bedroom with window to the front, fitted wardrobe and en-suite shower room.

BEDROOM 3

A further double bedroom with window to the rear. Fitted wardrobes.

BEDROOM 4

Double bedroom with window to the rear. Fitted wardrobes.

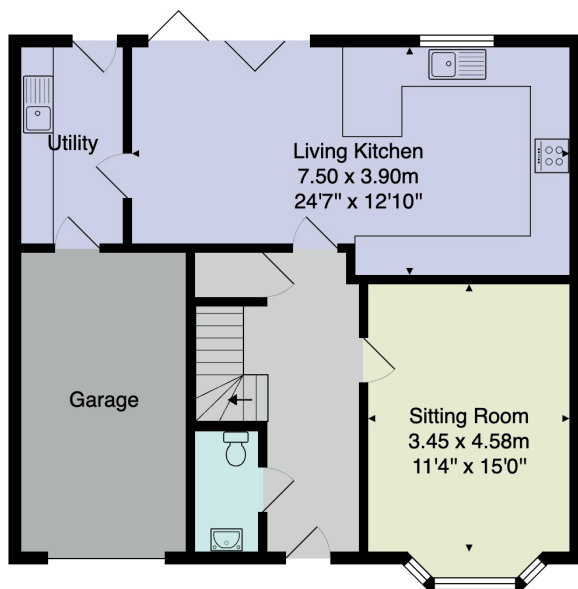
BEDROOM 5

Single bedroom with window to the front.

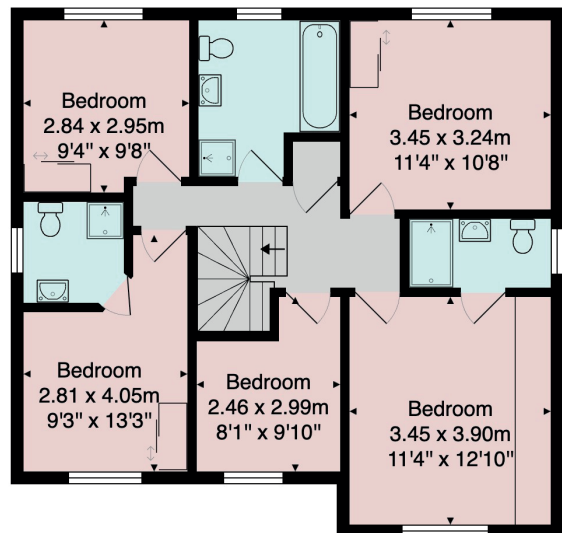
BATHROOM

White suite comprising WC, washbasin, bath and separate shower cubicle. Modern tiling and heated towel rail.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 139.3 m² ... 1500 ft² (excluding garage)

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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

Driveway provides parking and leads to an integral single garage with electric door, which opens with a fob, light and power. A particular feature to the house is the attractive rear gardens with extensive paved patio, astroturf and home office.

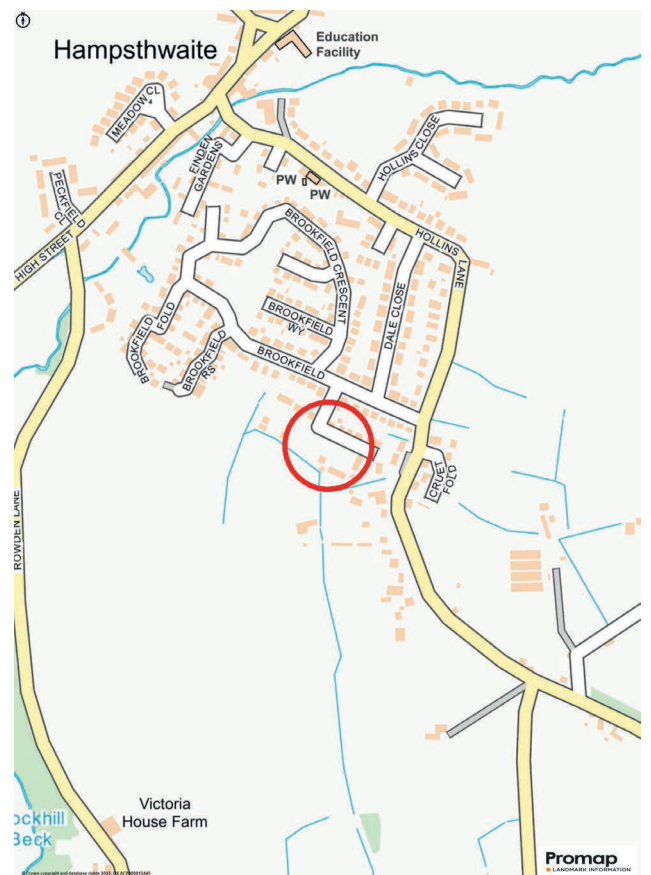
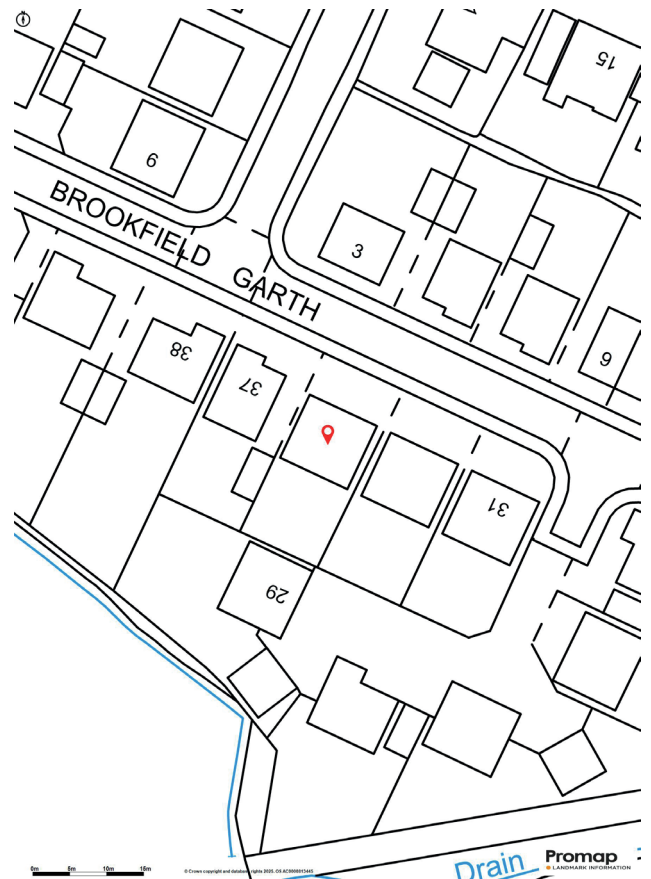
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		93
B (81-91)	84	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk