



21 Brookfield Fold, Hampsthwaite, Harrogate, HG3 2FZ

£350,000

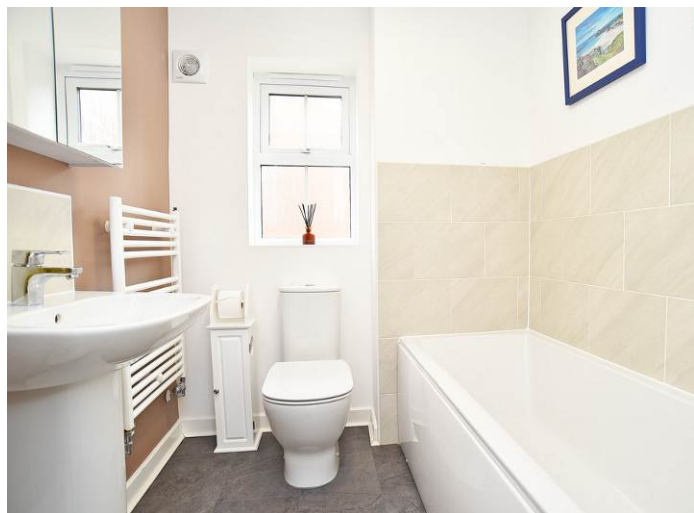
21 Brookfield Fold, Hampsthwaite, Harrogate, HG3 2FZ

A well-presented three-bedroom bay-fronted end town house, revealing light and airy interiors which open onto private south-facing landscaped gardens with a new porcelain flagged patio.

The property offers modern and well-planned accommodation arranged over two floors. The ground floor includes a bay-fronted living room, spacious dining kitchen with French doors to the garden, and a guest WC. Upstairs there are three bedrooms, including a main bedroom with en-suite shower room, together with a modern house bathroom. Outside there are neat front lawns, a driveway providing parking for several vehicles, and private south-facing rear gardens with patio and lawn. The property also benefits from ample off-street parking and is situated in a quiet cul-de-sac location within this sought-after village address.

Hampsthwaite is a thriving village with church, primary school, village shop and is on a bus route with services to Harrogate.





GROUND FLOOR RECEPTION HALL

CLOAKROOM

With WC and washbasin.

LIVING ROOM

A bay-fronted reception room with wood-effect luxury vinyl flooring, useful under-stairs storage cupboard and attractive outlook to the front.

DINING KITCHEN

A spacious kitchen with dining area and glazed doors leading to the garden. The kitchen comprises a range of units and integrated appliances including gas hob, integrated oven, fridge/freezer, washing machine and dishwasher, finished with wood-effect luxury vinyl flooring. Opening to –

DINING ROOM

With French doors leading onto the rear gardens.

FIRST FLOOR

LANDING

With cupboard providing useful storage.

BEDROOM 1

A double bedroom with fitted wardrobes.

EN-SUITE SHOWER ROOM

A modern suite with large walk-in shower, washbasin and WC.

BEDROOM 2

A further double bedroom, currently arranged as a nursery.

BEDROOM 3

A further good-sized third bedroom, which would make an ideal work-from-home office with views over the valley.

BATHROOM

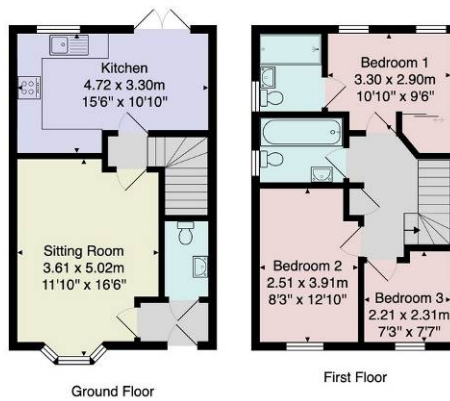
A modern white suite with washbasin, WC and bath, finished with porcelain tiling. Heated towel rail.

OUTSIDE

To the front of the property there are neat lawned gardens. A side driveway provides off-street parking for several vehicles. To the rear there is a private, enclosed south-facing garden with porcelain flagged patio, good-sized lawn and a timber-built garden store.

Tenure - Freehold

Council Tax Band - D



Total Area: 77.1 m² ... 830 ft²
 All measurements are approximate and for display purposes only.
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