



VERITY
FREARSON

36 BROOKFIELD GARTH, HAMPSTHWAITE, HARROGATE, HG3 2EB

£650,000

36 BROOKFIELD GARTH,

Hampsthwaite, Harrogate, HG3 2EB

A beautifully presented, modern five-bedroom detached property with attractive views, driveway, detached garage and good-sized garden, forming part of this popular new development in the desirable village of Hampsthwaite.

This spacious and high-quality family home, built by Stonebridge in 2020, offers generous accommodation including entrance hall, sitting room, study / snug, cloakroom, utility room and a stunning dining kitchen with bi-fold doors leading to the garden. Upstairs, there are five bedrooms, a house bathroom and two en-suite shower rooms.

The property has a generous driveway providing access to a detached garage, and a private lawned garden with patio enjoying a delightful outlook over the surrounding countryside. This superb home forms part of a popular development in the sought-after Nidderdale village of Hampsthwaite, well served by excellent amenities including a village shop, public house, primary school, cricket club and church. Harrogate town centre is only a 10 to 15-minute drive away, with the benefit of a regular bus service.

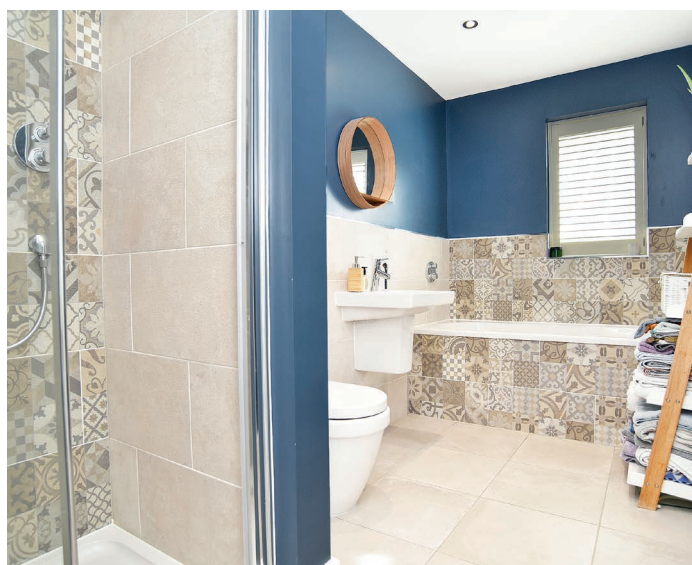


Sitting Room · Study / Snug · Living Kitchen · Utility Room · Cloakroom

5 Bedrooms · 2 En-Suites · House Bathroom

Off-Road Parking · Garage · Attractive Lawned Gardens







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with bay window fitted with shutters.

STUDY / SNUG

An adaptable space to suit a range of uses including home office, snug or play room.

LIVING KITCHEN

A stunning open-plan kitchen and living area with space for sitting and dining. Bi-folding doors lead to the garden. The high-quality kitchen comprises a range of stylish units with induction hob, integrated double oven, wine fridge, dishwasher and fridge/freezer.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

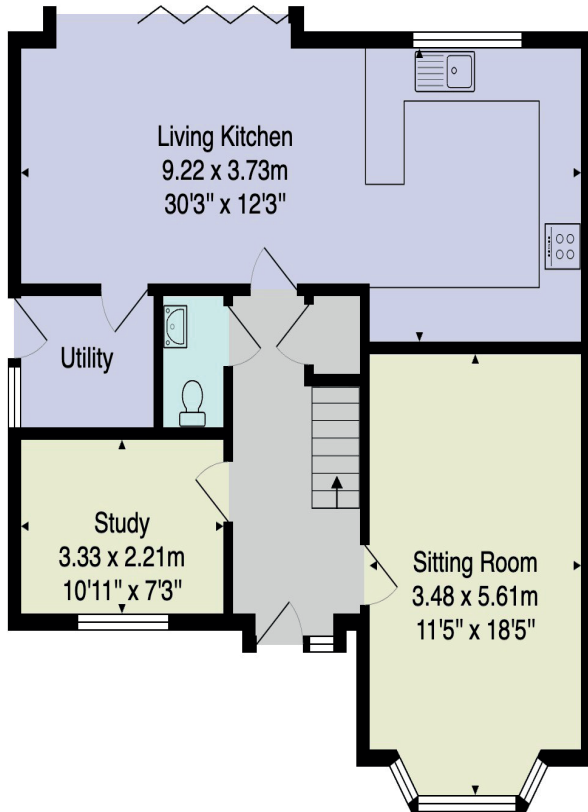
FIRST FLOOR BEDROOMS

Five good-sized bedrooms, two of which have en-suite shower rooms.

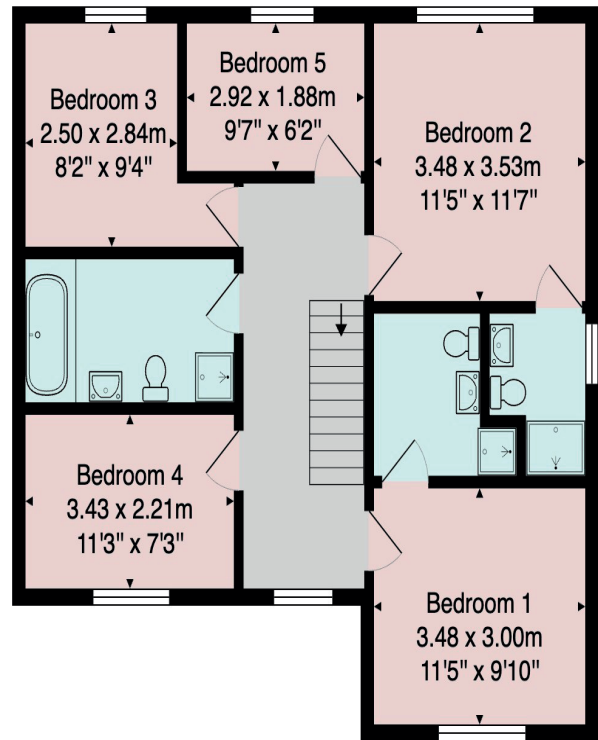
BATHROOMS

Two modern en-suite shower rooms and a stylish house bathroom, each with modern white suites, tiled walls and floors, and heated towel rails.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 147.4 m² ... 1586 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

A driveway provides parking and leads to the garage. There is an attractive garden with lawn, patio and planted/wildflower borders, enjoying a delightful outlook over the surrounding countryside. Timber garden shed.

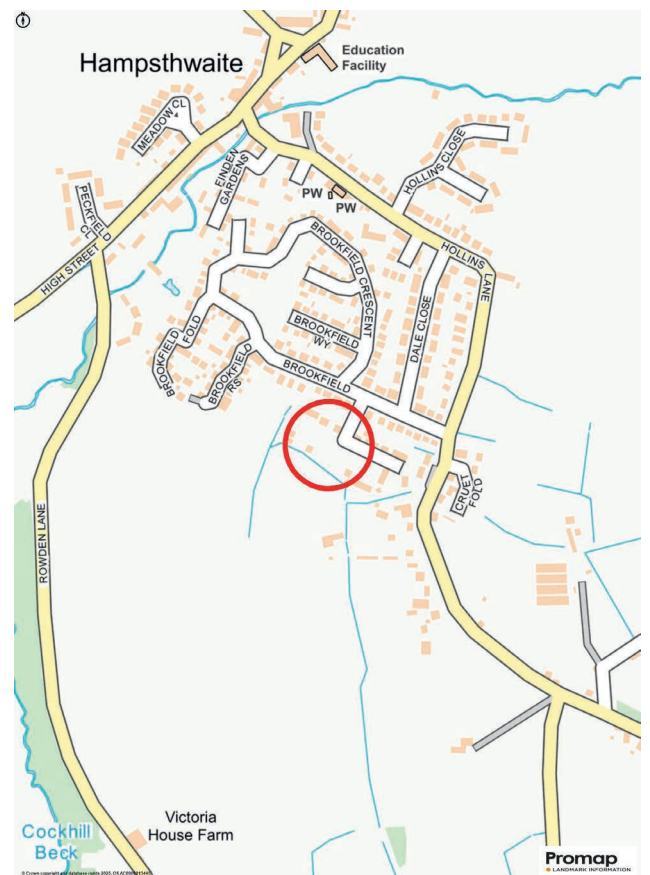
Services

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)	85	
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		

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