



VERITY
FREARSON

6 BROOKFIELD RISE, HAMPSTHWAITE, HG3 2FY

£785,000

6 BROOKFIELD RISE

Hampsthwaite, HG3 2FY

An impressive five-bedroom modern detached property providing generous and beautifully presented accommodation, with attractive garden and double garage, situated on the edge of picturesque countryside within this desirable village, well served by excellent local amenities.

This stunning home provides spacious accommodation, appointed to a high standard. On the ground floor there are three reception rooms, together with a dining kitchen, utility and cloakroom. Upstairs, there is a charming galleried landing which leads to the five bedrooms, with two en-suites and a house bathroom.

The property is situated in a delightful position in a quiet cul-de-sac, on the edge of beautiful open countryside yet is within easy walking distance of the excellent village amenities, which include public house, primary school, café / deli and village shop. Hampsthwaite is a popular Nidderdale village within a ten to 15- minute drive of Harrogate town centre.



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

5 Bedrooms · 2 En-Suites · Bathroom

Ample Off-Road Parking · Double Garage · Attractive Lawned Garden · Electric Car Charge Point







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

An impressive reception hall with stairs leading to the galleried landing above. Fitted cupboard.

SITTING ROOM

A spacious reception room with windows and glazed doors overlooking the rear garden.

DINING ROOM

A further reception room with windows to front, overlooking open countryside.

STUDY / SNUG

A useful workspace or third reception room.

DINING KITCHEN

A stunning open-plan kitchen with large dining area and windows and glazed doors overlooking the garden. The kitchen comprises a range of stylish, modern wall and base units with granite worktops and breakfast bar. AEG Gas hob, integrated double oven and integrated appliances, including fridge/freezer, dishwasher and wine fridge.

UTILITY ROOM

With fitted wall and base units and space and plumbing for a washing machine. Door to side.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOMS

There are five bedrooms, including a guest bedroom with en-suite shower room, and main bedroom with dressing room equipped with fitted wardrobes and en-suite bathroom. The fifth bedroom is currently used as a dressing room.

EN-SUITE BATHROOM

A white modern suite comprising WC, twin washbasins, bath and large walk-in shower. Heated towel rail.

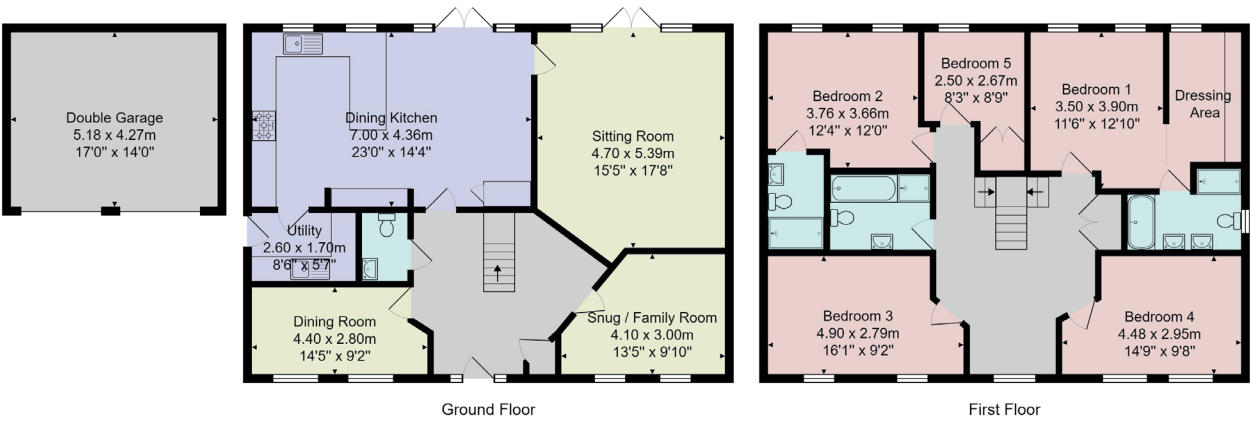
EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and shower. Heated towel rail.

BATHROOM

A white suite comprising WC, washbasin, separate bath and shower. Heated towel rail.

FLOOR PLAN



Total Area: 202.8 m² ... 2183 ft² (excluding double 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

A drive provides ample off road parking (for up to 4 vehicles) and leads to a double garage (with electricity supply). To the side of the house there is a Podpoint electric car charging point. To the front and rear of the property there are attractive landscaped gardens. With a lawn, well-stocked borders, and large paved sitting area in the rear garden.

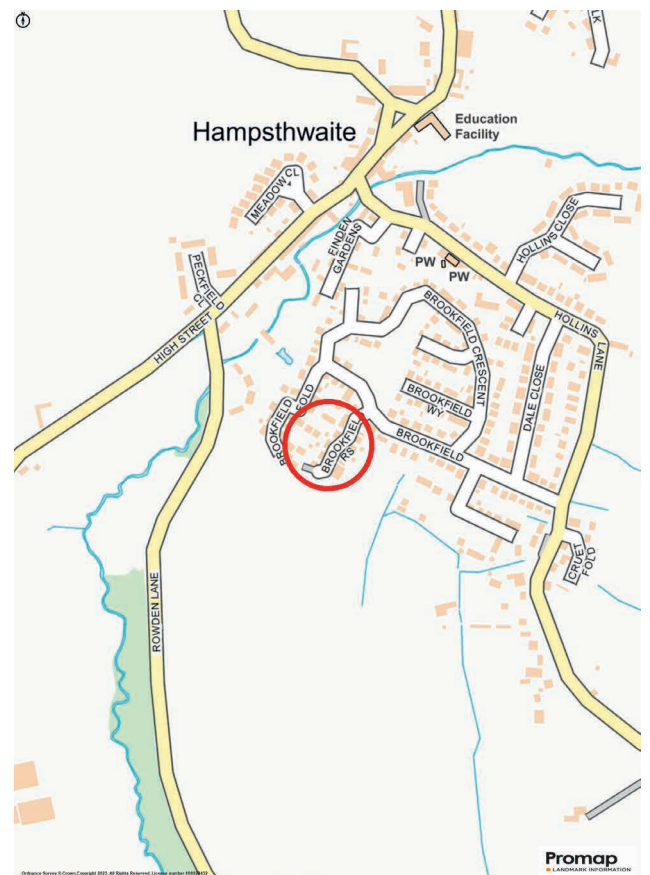
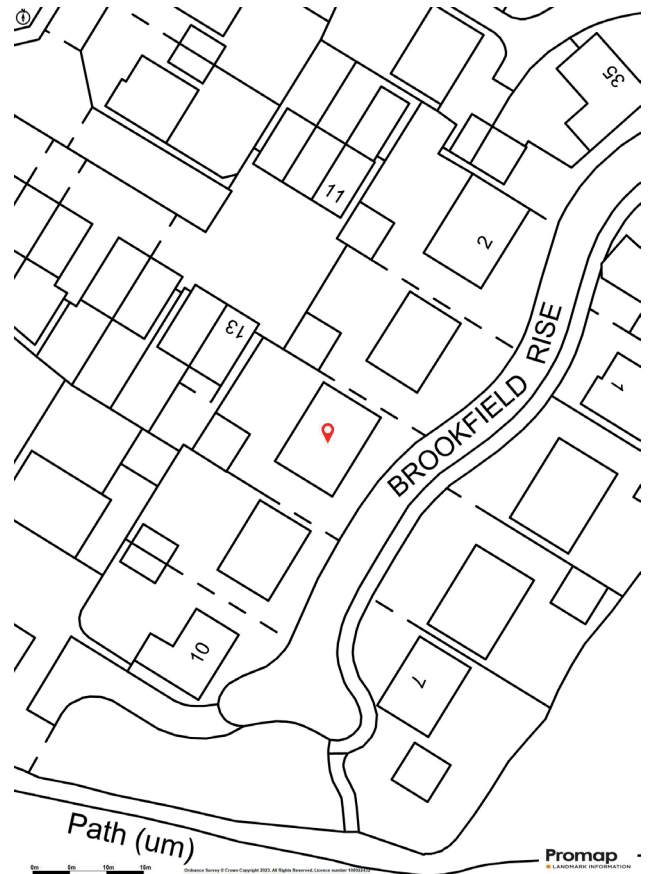
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		91
B (81-91)	86	
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