



Cruet Farm, Hollins Lane, Hampsthwaite, Harrogate, HG3 2HH

£425,000

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A fantastic opportunity to purchase a charming three-bedroom detached farmhouse offering flexible accommodation situated in the heart of the popular village of Hampsthwaite.

The property occupies a generous plot with off street parking for two cars and comprises of three reception / living rooms, kitchen, utility with downstairs w/c and store cupboard. Upstairs, there are three good-sized bedrooms and a family bathroom.

The property is situated in this super position within the heart of Hampsthwaite, a desirable Nidderdale village, well served by excellent local amenities, including public house, village shop, primary school, deli / café and regular bus service.





GROUND FLOOR

LIVING ROOM

A reception room with window to the rear overlooking the garden.

DINING ROOM

A further good-sized reception room with window and glazed door leading to the rear garden.

OFFICE/SNUG

Forming part of a small extension, a further sitting area or useful workspace, with glazed door to the rear.

KITCHEN

With a range of modern fitted units, electric hob and integrated oven and integrated appliances. Window to the front.

UTILITY ROOM

With further fitted units, worktop and sink. Space and plumbing for additional appliances.

DOWNSTAIRS W/C

FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms on the first floor all of which are all double rooms.

BATHROOM

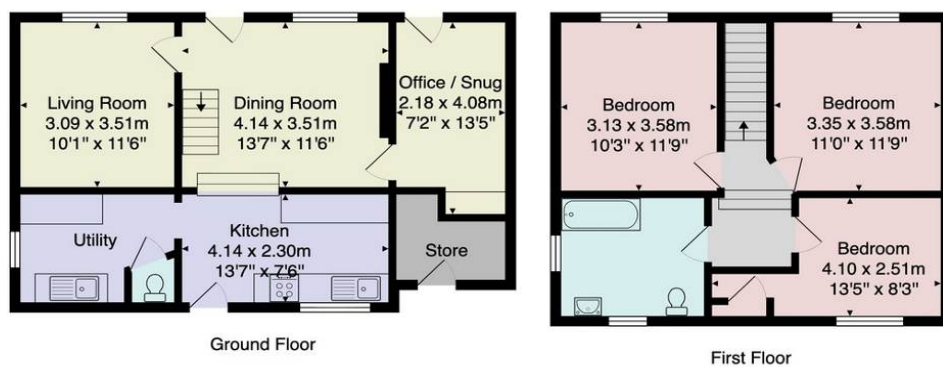
A white modern suite comprising WC, washbasin set within a vanity unit and bath with shower above.

OUTSIDE

The property has a generous garden with lawn and paved sitting areas. There is ample off-road parking. A store cupboard provides further storage for the property.

Tenure - Freehold

Council Tax Band - D



Total Area: 104.6 m² ... 1126 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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