



**14 Meadow Close, Hampsthwaite, Harrogate, HG3 2EX**

**£385,000**

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A very spacious two-bedroom detached bungalow with attractive views, situated in the heart of the popular Nidderdale village of Hampsthwaite.

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This well-maintained home enjoys a peaceful setting on a quiet street and benefits from generous living accommodation, lovely gardens, and stunning outlooks over adjoining fields.

Hampsthwaite is a thriving village community, well served by excellent amenities including a village shop, pub, primary school, church, and village hall. Located just a short drive from Harrogate town centre, the property offers the perfect blend of countryside living with easy access to nearby towns and services.





## ENTRANCE HALL

### SITTING / DINING ROOM

A large L shaped reception room with defined sitting and dining areas and a living-flame gas fire.

### KITCHEN

Fitted with a range of wall and base units, gas hob, double oven, and integrated fridge and freezer.

### CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

### BEDROOMS

There are two good-sized double bedrooms, each with fitted wardrobes and attractive views.

### BATHROOM

Fitted with a white suite comprising WC, washbasin, and bath with shower above.

### LOFT

A large loft providing useful storage space.

### OUTSIDE

A driveway provides off-road parking and leads to a single garage. The attractive rear garden features planted borders and various sitting areas, all enjoying a delightful open outlook over adjoining countryside. Summerhouse.

**Tenure** - Freehold

**Council Tax Band** - D





## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (A-E)	A	85	71
(F-G)	B	71	65
(H-I)	C	65	58
(J-K)	D	58	52
(L-M)	E	52	46
(N-O)	F	46	40
Very poor - higher running costs (P-S)	G	40	35

For a detailed energy performance certificate, visit [www.verityfrearson.co.uk](http://www.verityfrearson.co.uk)

**England & Wales**      EU Directive 2002/91/EC