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4 BROOKFIELD GARTH, HAMPSTHWAITE, HARROGATE, HG3 2EB

PRICE GUIDE £600,000

## 4 BROOKFIELD GARTH,

*Hampsthwaite, Harrogate, HG3 2EB*

**A stunning five-bedroom detached property with attractive southwest-facing gardens, forming part of this popular new development in the desirable village of Hampsthwaite.**

This spacious and high-quality family home built by Stonebridge in 2019, comprises generous accommodation with entrance hall, sitting room, cloakroom, utility room, and stunning dining kitchen with glazed doors leading to the garden. Upstairs, there are five bedrooms, a house bathroom and two en-suite shower rooms.

The property has a generous drive which provides access to a garage, and there is a private lawned garden with patio. This attractive home forms part of this exclusive development set in the heart of the sought-after Nidderdale village of Hampsthwaite, well served by excellent amenities including a village shop, public house, primary school, cricket club and church. The property is located within just a 10-15-minute drive from Harrogate town centre and has a regular bus service. An internal viewing is essential to appreciate the overall quality of this beautiful home.



Sitting Room · Dining Kitchen · Cloakroom · Utility Room

5 Bedrooms · 2 En-Suites · Bathroom

Off-Road Parking · Single Garage · EV Charging Point · Southwest-Facing Landscaped Gardens.











## ACCOMMODATION

The stylish accommodation has had several upgrades by our current clients, including the fitting of beautiful shutters, kitchen upgrades and garden landscaping .

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A spacious reception room with bay window and feature log-burner.

#### CLOAKROOM

With WC and washbasin.

### DINING KITCHEN

With spacious dining area and glazed bi-folding doors leading to the garden. The kitchen comprises a range of stylish fitted units with Silestone worktop and breakfast bar with seating and integrated appliances .

### UTILITY ROOM

With fitted worktops and sink with space and plumbing for washing machine and tumble dryer. Doors to rear and integral garage

### FIRST FLOOR BEDROOMS

There are five good-sized bedrooms on the first floor. Two of the bedrooms have en-suites.

#### EN-SUITE 1

A modern white suite comprising WC, washbasin and shower cubicle . Heated towel rail. Modern tiling

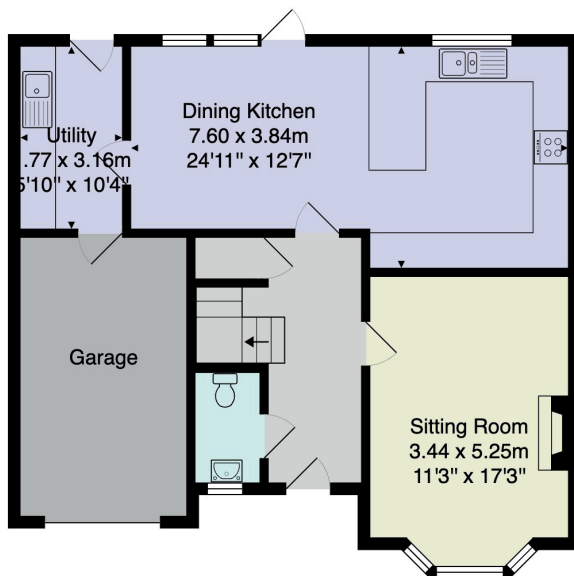
#### EN-SUITE 2

A modern white suite with WC, washbasin and shower cubicle . Modern tiling . Heated towel rail.

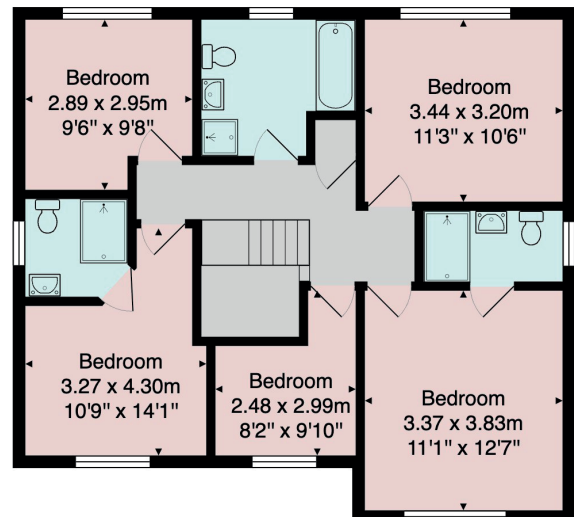
### BATHROOM

White suite comprising WC, washbasin, bath and separate shower cubicle . Modern tiling . Heated towel rail.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 136.8 m<sup>2</sup> ... 1473 ft<sup>2</sup> (excluding 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.

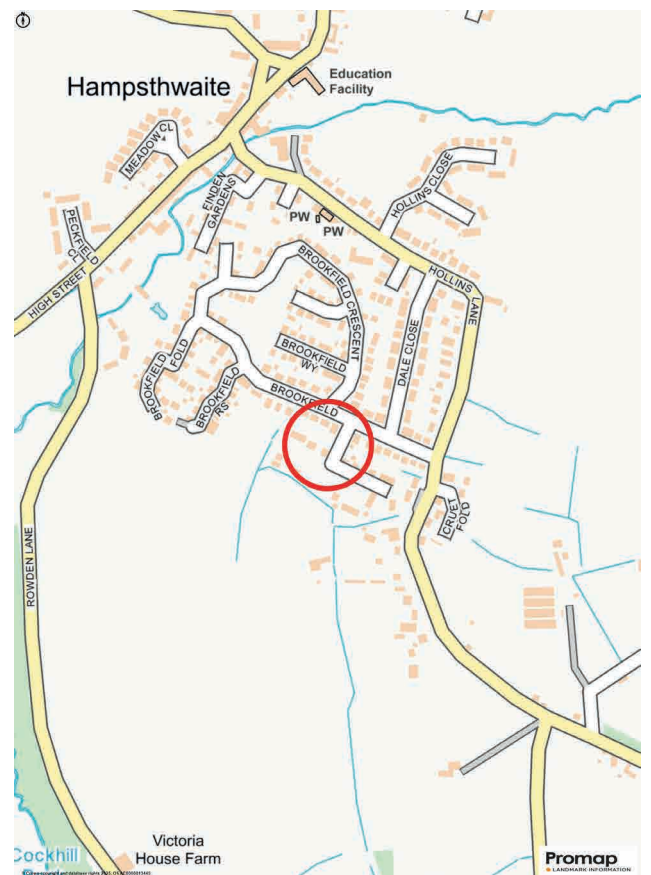
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.




Driveway provides parking and leads to an integral single garage with light and power. A particular feature to the house is the attractive rear gardens with extensive paved patio, shaped lawn and timber garden shed. Electric car charging point.

All mains services connected.

## Freehold



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-10) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		84	92
England & Wales		EU Directive 2002/91/EC	

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