

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hollins Lane

Hampsthwaite, Harrogate, HG3 2EG

Council Tax: E

Guide Price £395,000





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## Entrance Porch

Access via composite entrance door, door to:

## Entrance Hall

Laminate flooring, radiator, stairs to first floor, under stairs storage cupboard, doors to:

## Lounge

19'2" x 11'2" (5.85 x 3.42)

UPVC double glazed window to front elevation, radiator, inset ceiling spot lights, TV point.

## Kitchen

11'2" x 10'4" (3.42 x 3.15)

Modern range of wall and base mounted units with working surfaces over with inset sink unit and mixer tap, inset ceramic hob with extractor hood over and electric oven under, integrated washing machine, dishwasher and fridge freezer, room for table, radiator, laminate flooring, UPVC double glazed window to rear elevation, UPVC double glazed door to rear garden.

## WC

Low level WC, wash hand basin, chrome heated towel rail, UPVC double glazed window to front elevation.

## First Floor Landing

Stairs to second floor, storage cupboard housing boiler, door to:

## Bedroom One

11'5" x 9'6" (3.48 x 2.92)

UPVC double glazed windows to rear elevation, radiator, door to:

## Ensuite Shower Room

White suite comprising shower cubicle with mains shower over and glazed screen, low level WC, pedestal wash hand basin, chrome heated towel rail.

## Bedroom Two

11'6" x 9'3" (3.51 x 2.83)

UPVC double glazed window to front elevation, radiator, fitted wardrobe.

## Bedroom Three

8'2" x 7'10" (2.51 x 2.39)

UPVC double glazed window to rear elevation, radiator.

## Bathroom

Modern white suite comprising panel bath with shower attachment over, low level WC, pedestal wash hand basin, radiator, extractor fan, UPVC double glazed window to rear elevation.

## Second Floor Landing

Two storage cupboards, door to:

## Bedroom Four

13'11" x 10'11" (4.25 x 3.34)

UPVC double glazed window to side elevation, radiator.

## Outside

A driveway provides off street parking and leads to a integral garage with electrical car charging point. The front and side of the property are laid mainly to lawn with mature tree borders and fencing to perimeters and a timber shed. To the rear is a lawn garden with paved patio seating area, mature borders and fencing to perimeter.

## EPC

Environmental impact as this property produces 4.3 tonnes of CO2.

## Material Information

Tenure Type; Freehold  
Council Tax Banding; E

A fantastic opportunity to purchase a spacious, four bedroom end of terrace family home, with accommodation arranged over three floors and with generous gardens to three sides. The property is situated in a highly sought after Nidderdale village location, close to the wide ranging local amenities and easy vehicular access to Harrogate.

The immaculate accommodation has the benefit of recently fitted windows and comprises: Entrance vestibule, hallway, guest WC, lounge, modern dining kitchen with integrated appliances; a first floor landing serves three bedrooms, bedroom one with en-suite shower room, modern house bathroom and a further double bedroom the second floor.

To the outside, the property has generous lawn gardens to three sides and a driveway provides off road parking leading to an integral garage.

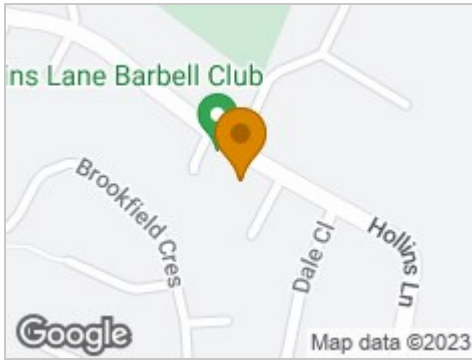
We strongly recommend an early viewing to appreciate the location and accommodation on offer.

- SUPERB FAMILY HOME
- Generous gardens to three sides
  - Bedroom one en-suite
  - Guest WC
- Amazing presentation throughout
- Modern dining kitchen
- Accommodation arranged over three floors
  - Garage & off road parking
  - Recently fitted windows
- Sought after Nidderdale village location





## Road Map



## Hybrid Map

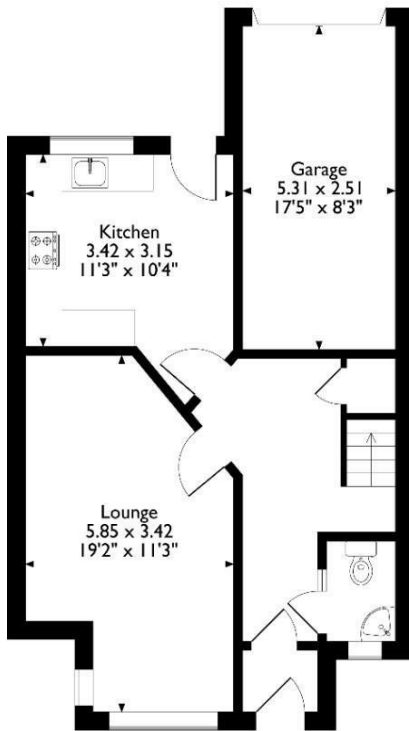


## Terrain Map

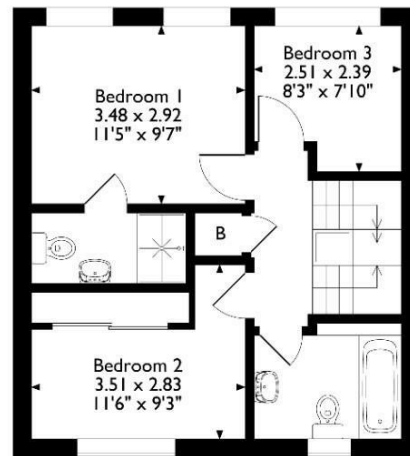


## Floor Plan

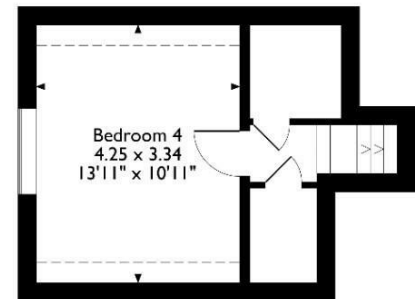
### 30 Hollins Lane, Hampsthwaite, HG3 2EG Approximate Gross Internal Area 118 Sq M/1270 Sq Ft



**Ground Floor**



**First Floor**



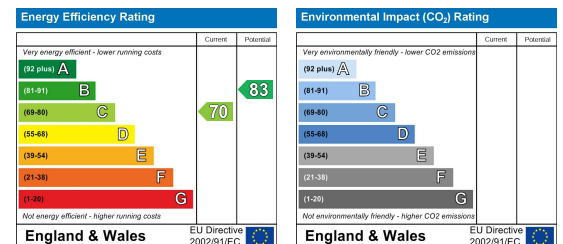
**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.