

HUNTERS[®]

HERE TO GET *you* THERE



Cruet Fold

Hampsthwaite, Harrogate, HG3 2HG

Council Tax: C

Asking Price £120,000



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Lounge

16'1" x 12'1" (4.91 x 3.70)

Access via composite entrance door, double glazed window to front elevation, radiator, TV point, under stairs storage cupboard, door to:

Inner Hallway

Stairs to first floor, radiator, doors to:

Kitchen Dining Room

12'8" x 11'0" (3.88 x 3.37)

Wall and base mounted units with working surfaces over with inset sink unit, space for cooker and tall fridge freezer, plumbing and space for washing machine, double glazed window to rear elevation, door to rear garden.

WC

Low level WC, pedestal wash hand basin, radiator, double glazed window to rear elevation.

First Floor Landing

Double glazed window to side elevation, storage cupboard, doors to:

Bedroom One

16'1" x 9'0" (4.91 x 2.76)

Double glazed windows to front elevation, radiator.

Bedroom Two

17'2" x 8'0" (5.24 x 2.46)

Double glazed window to rear elevation, radiator, airing cupboard.

Bathroom

White suite comprising panel bath with shower over and glazed screen, low level WC, pedestal wash hand basin, radiator, double glazed window to rear elevation.

Outside

A driveway provides ample off street parking. To the rear is an enclosed garden laid to lawn with patio seating area, timber shed and fencing to perimeters.

EPC

Environmental impact as this property produces 1.9 tonnes of CO₂.

Material Information

Tenure Type; Leasehold - Share of Freehold
Leasehold Years remaining on lease; 112 years
Leasehold Service Charge Amount £ 45.16 PM

• Management charge- £13.83

• Service charge- £9.25

• Insurance- £22.08

Shared Ownership % of share, amount of rent on remaining share £0 PCM

Council Tax Banding; C

Offered to the market CHAIN FREE, a super opportunity to purchase 50% of this shared ownership home. This two bedroom semi-detached home is now available to view in this quiet cul-de-sac location in the pretty village of Hampsthwaite, with local amenities close by and only a short drive into Harrogate town centre.

Well presented throughout, the property briefly comprises; Entrance into the spacious living room with door to the internal hallway, the well appointed kitchen/ dining room and guest W.C. Stairs rise to the first-floor landing with doors to the two double bedrooms and the house bathroom.

Outside to the front, the property offers driveway parking for two cars with a side gate to the rear of the property. The private rear garden is mainly laid to lawn, with a patio area and the benefit of a wooden shed for outdoor storage. Please call to gain further information regarding the shared ownership scheme and to book a viewing.

- OFFERED TO THE MARKET CHAIN FREE
 - Available as 50%-80% shared ownership
 - Price stated is 50% share
 - Quiet cul-de-sac location
 - Well presented throughout
 - Two double bedrooms
 - Guest W.C
 - Driveway parking for two cars
 - Ideal first time home
 - Free mortgage advice available - Please enquire



Road Map



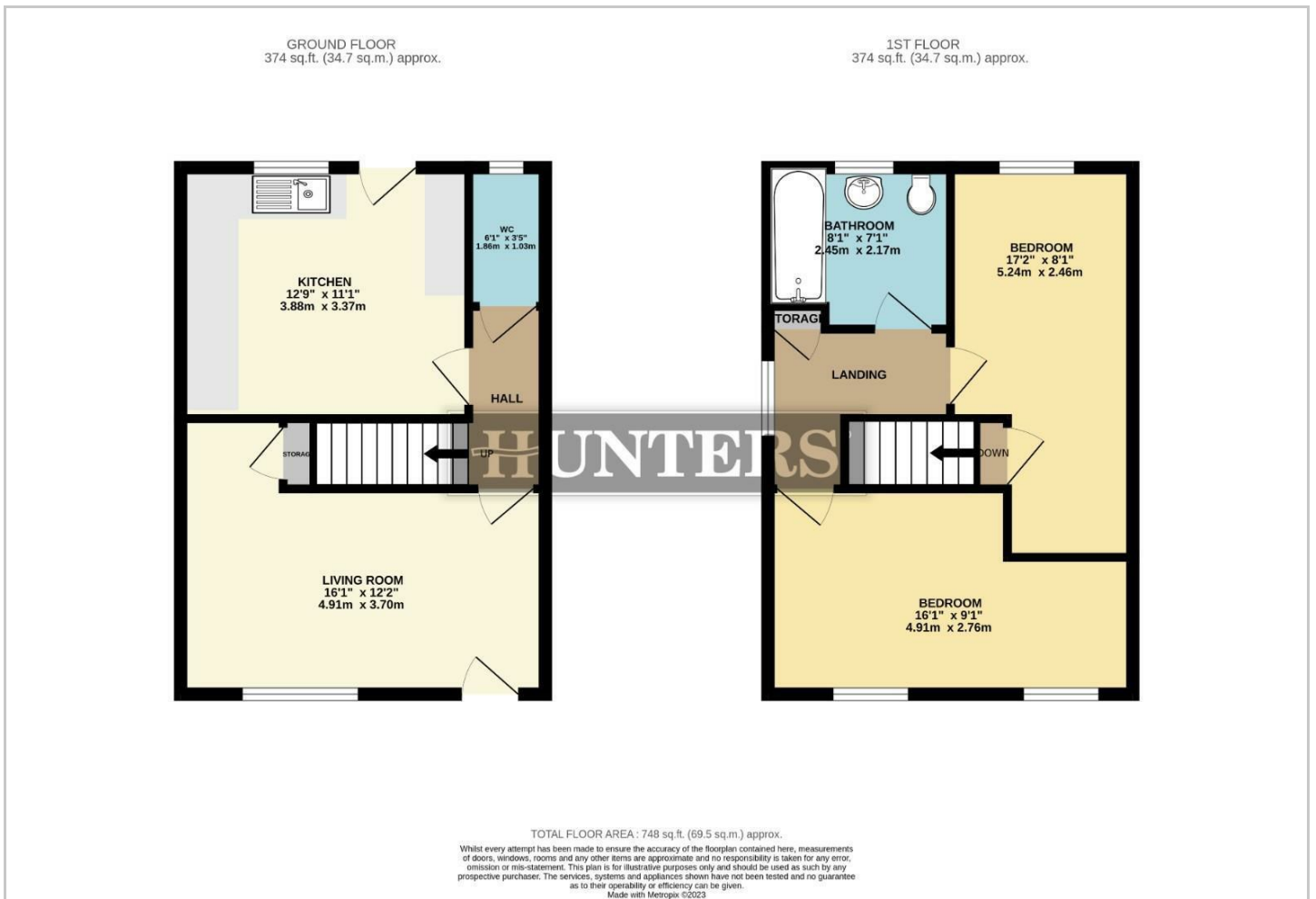
Hybrid Map



Terrain Map



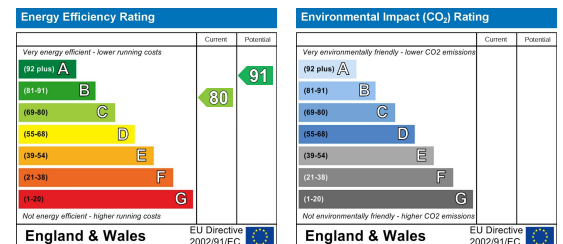
Floor Plan



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.