

**THACKERAY HOUSE  
HOLLINS LANE  
HAMPSTHWAITE, HG3 2HH**



**NICHOLLS  
TYREMAN**



# THACKERAY HOUSE | HOLLINS LANE | HAMPSTHWAITE | HG3 2HH

An extremely spacious, recently constructed, detached family property accessed from the quiet cul-de-sac of Cruet Fold, and within the much sought after village of Hampsthwaite. Close to many amenities including school, delicatessen, public house, church, village store and a bus stop less than 50m from the front door. Located a short distance from Harrogate and 'in zone' for Harrogate Grammar School, yet within easy reach of the Nidderdale Valley and surrounding villages.

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Entrance Hall | Sitting Room | Dining Kitchen | Snug/Office | Utility Room | Cloakroom with wc

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Four First Floor Bedrooms | En-suite Shower Room | House Bathroom

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Second Floor Suite with Bedroom, Dressing Room, En-Suite Bathroom & Eaves Storage Room

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Covered Patio | Lawned Gardens | Electric Security Gate with Keyboard and Intercom

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Energy Rating: B | Council Tax: G | Tenure: Freehold

## £825,000







The property has gas fired central heating with the benefit of a 300 litre hot water tank and back up electrical immersion heater. The Hive smart central heating system has three zones for custom warmth, controlled via a digital thermostat on each level.

The well planned accommodation comprises: Large entrance hall, spacious sitting room, large open plan dining kitchen with a superb arrangement of wall mounted cupboards, base units and drawers, with appliances including range oven, fridge freezer and dishwasher, quartz work surfaces with peninsular breakfast bar and dining area with bi-fold doors leading to a glazed covered patio, ground floor office, utility room and separate wc.

To the first floor there are four bedrooms, en-suite shower room and house bathroom. To the second floor is a bedroom suite with dressing room, en-suite bathroom and large eaves storage room.









## OUTSIDE

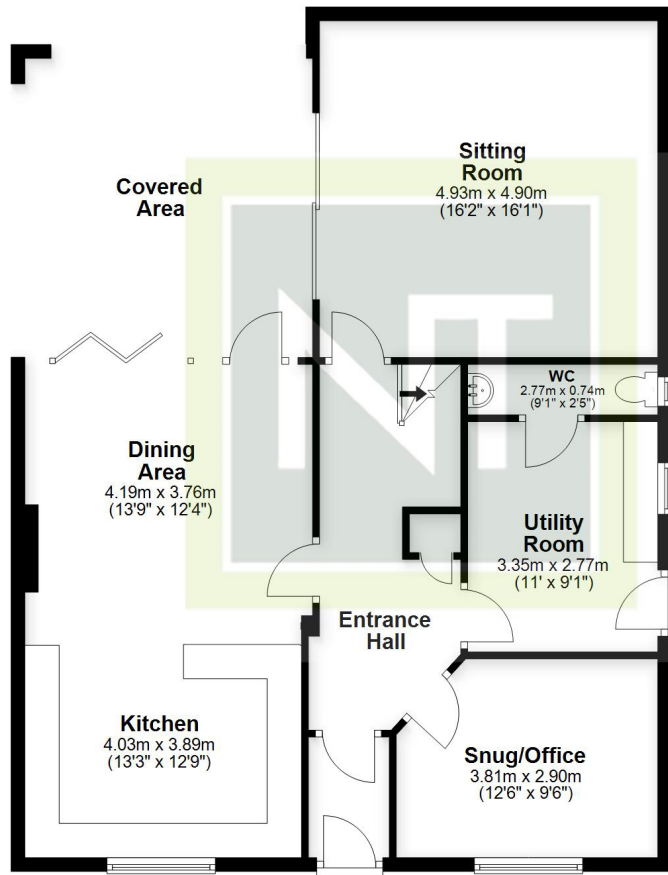
To the front of the property are lawned gardens with boundary walls, flagged patio and hand gate leading to the side pathways.

To the rear, accessed from Cruet Fold, are electric security gates with keypad and intercom, off-street parking for 3-4 vehicles and electric car charger point, there is also potential for the construction of a double garage in the future. There is a covered flagged patio with glazed canopy, giving access to both the living room and dining kitchen.

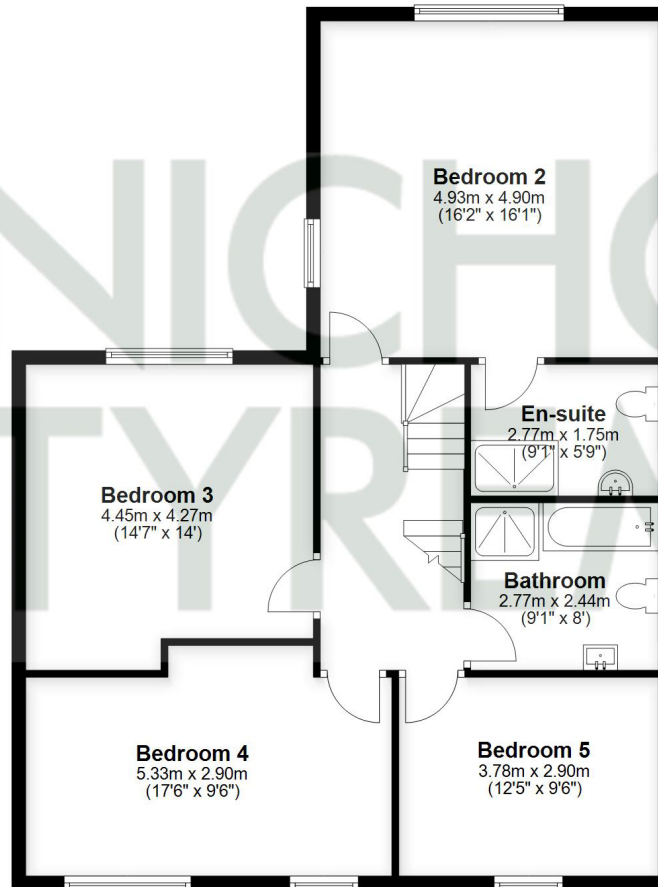




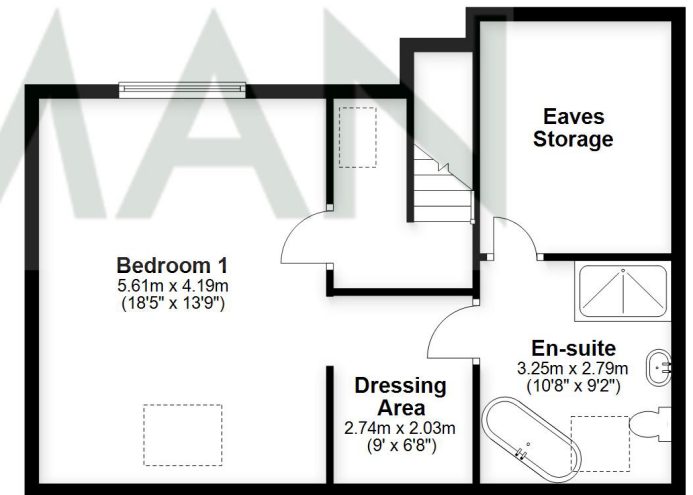
Ground Floor



First Floor



Second Floor



Total area: approx. 258.5 sq. metres (2782.4 sq. feet)

This plan is for illustrative purposes only and is not to scale.  
All measurements are approximate  
Plan produced using PlanUp.





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