



27 High Street, Hampsthwaite

£189,950 Guide Price



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An attractive stone-built mid-terrace cottage forming part of a picturesque row in the heart of this sought-after Nidderdale village, well served by excellent local amenities.

This delightful property is now in need of modernisation and offers an excellent opportunity for buyers to create a charming home in one of Nidderdale's most desirable village settings.

Externally, the property enjoys a pleasant position within the village. To the rear is a good-sized enclosed garden, offering a private outdoor space with considerable potential for landscaping and improvement.

Hampsthwaite is a highly regarded Nidderdale village set within an Area of Outstanding Natural Beauty, offering a wonderful balance of countryside living and accessibility. The village benefits from a primary school, local shop, pub and strong community feel, while the spa town of Harrogate is just a short drive away, providing a wide range of amenities, schooling and transport links.

Council Tax band: C

Tenure: Freehold

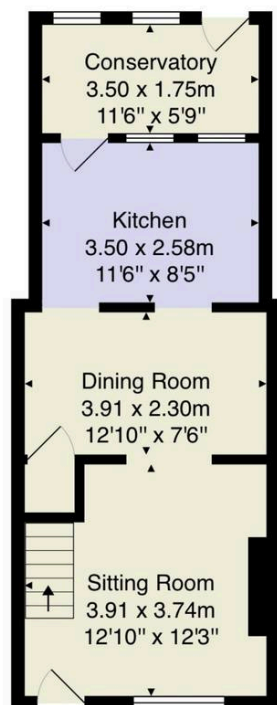


The spacious and extended accommodation comprises a welcoming sitting room featuring exposed ceiling beams and a stone fireplace with inset multi-fuel stove, creating an attractive focal point. A staircase rises to the first floor, adding to the cottage's traditional appeal. The dining area provides a useful additional reception space, again with exposed beams, and opens through to the kitchen, allowing for a practical flow of living space. The kitchen is fitted with a range of units and work surfaces, with space for appliances, and offers excellent scope for updating and reconfiguration.

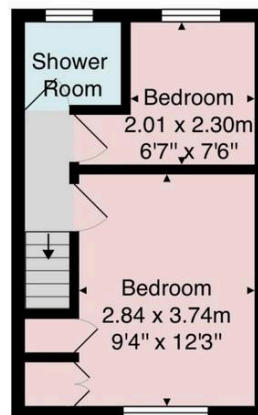
A glazed door leads through to the garden room, a bright and versatile space with windows overlooking the rear garden and a door providing direct access outside. This area lends itself to a variety of uses, including a utility or boot room.

To the first floor, there are two good-sized double bedrooms, both featuring exposed ceiling beams. The principal bedroom benefits from fitted wardrobes, providing useful storage. A shower room serves the accommodation, fitted with a shower enclosure, WC and wash basin, and now offering scope for modernisation.





Ground Floor



First Floor

Total Area: 63.6 m² ... 684 ft²

All measurements are approximate and for display purposes only.

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