



2 Hollins Close, Hampsthwaite

£400,000



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A well presented three-bedroom semi-detached bungalow occupying a quiet cul-de-sac position within the highly desirable Nidderdale village of Hampsthwaite. The property offers spacious and well maintained accommodation together with an attractive garden, driveway and garage, making it an ideal home for a range of purchasers seeking single-level living in a sought-after village setting. Hampsthwaite is a thriving village with an excellent range of amenities including a primary school, village shop, public house, café and regular bus service between Harrogate and Pateley Bridge. The fashionable spa town of Harrogate is just a short drive away. The bungalow benefits from a spacious extended living area, three good sized bedrooms and modern kitchen and bathroom fittings throughout.

OUTSIDE

A driveway provides off-road parking and leads to a single garage. To the rear there is an attractive enclosed garden comprising lawned areas, paved seating terraces, planted borders and a useful timber garden shed, providing an excellent outdoor sitting and entertaining space.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



ACCOMMODATION

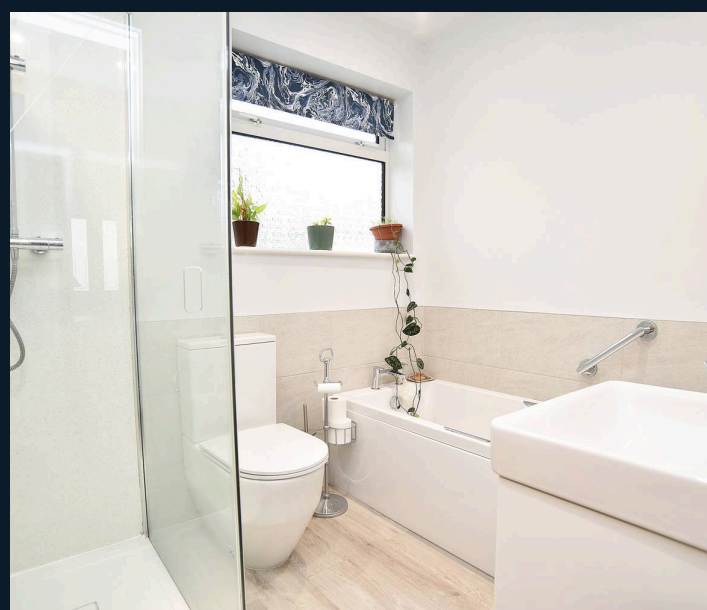
A spacious reception hall with fitted storage cupboards provides access to the principal accommodation.

The sitting and dining room is a generous extended reception space with ample room for both sitting and dining areas. Glazed doors lead directly onto the rear garden, creating an excellent indoor-outdoor connection.

The kitchen is fitted with a stylish range of modern wall and base units and incorporates integrated appliances including an induction hob, oven, dishwasher, washing machine and fridge.

There are three good sized bedrooms, two of which benefit from fitted bedroom furniture.

The accommodation is served by a modern bathroom fitted with a white suite comprising WC, washbasin, bath and separate shower.





Total Area: 90.7 m² ... 976 ft² (excluding garage)

All measurements are approximate and for display purposes only.

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