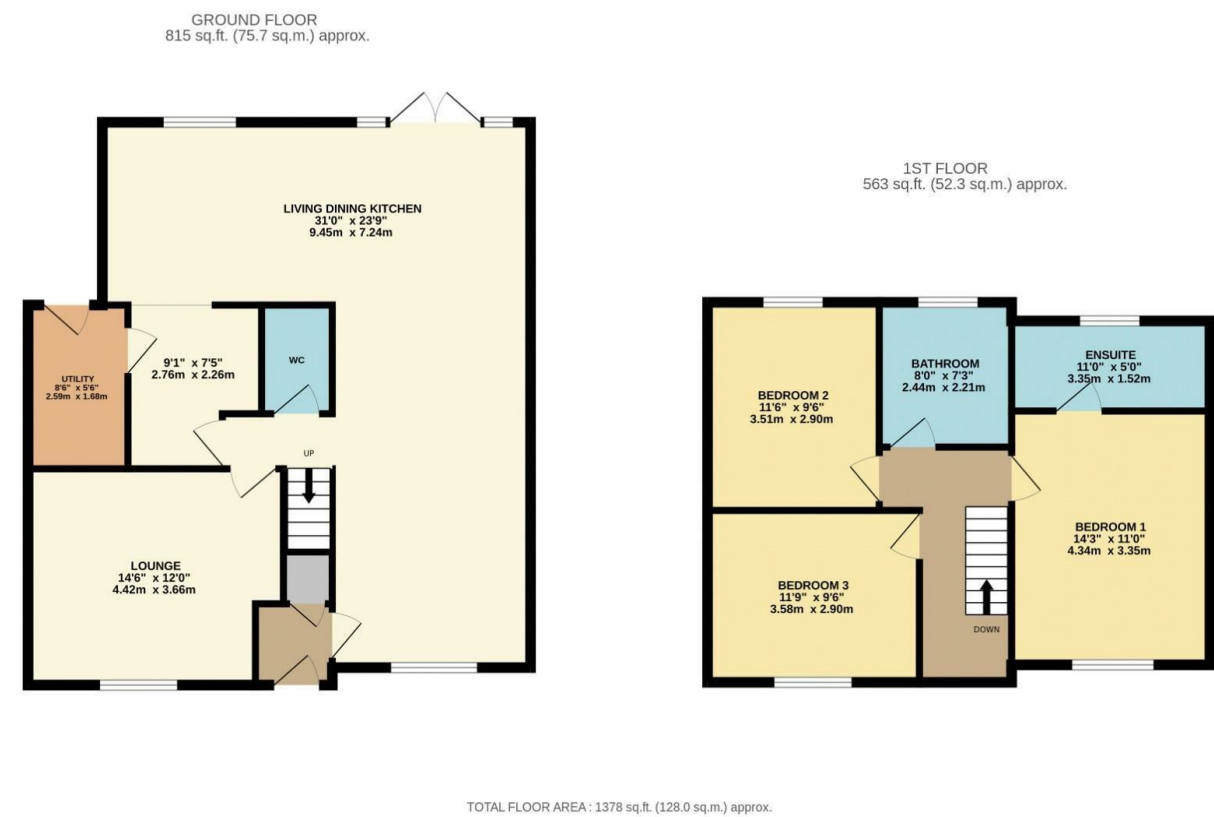
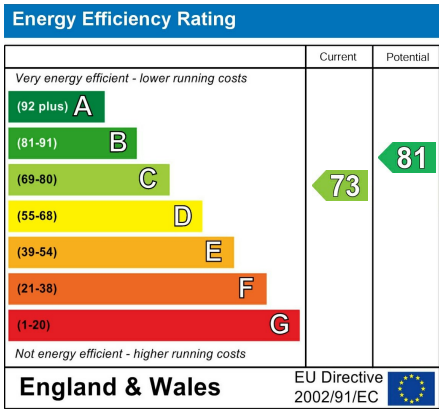


Floor Plan



Energy Performance Certificate



Directions

Proceed into Hampsthwaite on Hollins Lane and follow the road round to the left and Finden Gardens is found on your left hand side just before the village hall with the property found immediately on your right as you turn in Finden Gardens clearly marked by a Hopkinsons For Sale board.

Council Tax Band Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£475,000

10 Finden Gardens, Hampsthwaite, Harrogate, HG3 2EL 3 Bedroom House - Semi-Detached

A very well presented three double bedroomed extended semi detached house offering spacious living accommodation situated on a corner plot in a quiet cul-de-sac in the heart of the ever popular village of Hampsthwaite.



HOPKINSONS
E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

With gas fire central heating and double glazing the living accommodation comprises entrance hall with useful stairs storage cupboard, downstairs w/c, spacious lounge with feature fireplace housing the wood burning stove, open plan living dining kitchen which stretches the length of the house and creates a great family space and with double doors leading out into the garden makes it a great entertaining space. The kitchen includes a gas range cooker, American fridge freezer, dishwasher, a solid wood breakfast bar and separate utility room with space for a washing machine, tumble dryer and additional storage with a door leading out in the garden.

On the first floor, the landing leads to the master bedroom with ensuite shower room with walk-in shower w/c and hand basin and centrally heated towel rail, two further double bedrooms and a modern house bathroom with bath, walk-in shower, w/c and hand basin. There is a partially boarded loft which is accessed via a drop-down loft ladder.

Outside

Outside to the front of the property is a spacious lawn and path leading to the front door. The lawn leads round to the side of the property and round to the back garden which has a patio area, more lawn, well stocked flowerbeds, mature trees and hedges and there is a single garage with power and lighting. There is a gravelled driveway that offers off street parking for multiple vehicles.

Surrounding Area

Benefitting from a superb location in the ever popular village of Hampsthwaite where there are extensive village facilities including a primary school, village shop and post office, doctor's surgery and the pub The Joiners Arm's with a wide range of amenities available in central Harrogate and great transport links via rail to Leeds, York and London.

