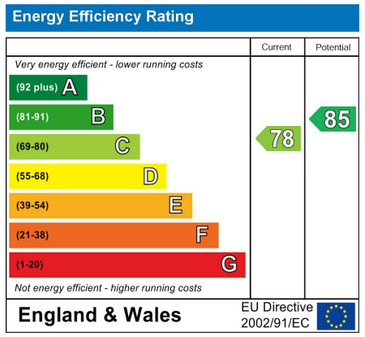
Floor Plan

TOTAL FLOOR AREA : 2076 sq.ft. (192.9 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed into Hampsthwaite down Hollins Lane and turn right into Hollins Close. Follow the cul de sac to the left where the property is clearly marked by a Hopkinsons for sale board on your right hand side.

Council Tax Band D 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.

£675,000

17 Hollins Close, Hampsthwaite, North Yorkshire, HG3 2EH

4 Bedroom House

An immaculately presented and recently refurbished four bedroomed family home offering spacious and flexible living accommodation throughout and benefitting from a great location on a quiet cul de sac in the heart of the ever popular village of Hampsthwaite.

HOPKINSONS
ESTATE AGENTS

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

Description

The Property

With gas fired central heating and double glazing the living accommodation comprises; spacious entrance hall with solid wood herringbone flooring throughout the ground floor, spacious lounge with feature fireplace, an amazing open plan living dining kitchen with underfloor heating and sliding doors leading out onto the south facing garden creating the perfect entertaining space. The modern fitted kitchen includes quartz worktops, AEG double ovens, microwave oven, integrated dishwasher, fridge, freezer, induction hob with downward ducted venting, instant hot water tap and breakfast bar. Additionally on the ground floor there is a spacious fourth bedroom which is currently used as a gym, a good sized separate utility room, useful storage cupboard and downstairs shower room with wet room shower, w/c and hand basin.

On the first floor is the master bedroom suite which has a dressing area with bespoke fitted wardrobes and drawers into the eaves and ensuite shower room with wet room shower, w/c and hand basin. Additionally there are two further good size double bedrooms and a house bathroom with separate bath, w/c and hand basin.

Outside

Outside to the front of the property is a large driveway offering off street parking for multiple vehicles and has an EV charging point. To the rear is a fully enclosed south facing garden with large lawn, patio area creating a fantastic entertaining area for barbecue's. There is also a studio which is currently used a a pottery studio by the current owners, but offers the opportunity for multiple of other uses whether its an office, gym, games room etc.

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.