





St. Thomas A Becket Walk,Hampsthwaite Harrogate HG3 2FS

william h brown

welcome to

St. Thomas A Becket Walk, Hampsthwaite Harrogate

MODERN and WELL PRESENTED THREE BEDROOM three storey TOWN HOUSE, offered to the market with NO ONWARD CHAIN and READY TO MOVE STRAIGHT INTO, situated in a sought after location in Hampsthwaite. Also benefits from a generous private rear garden with large summer house ideal for entertaining/office.

Ground Floor
Entrance Hall
An inviting entrance hall with front facing exterior door, skylight, side facing double glazed window and door to the inner hall.

Inner Hall
With tiled floor, central heating radiator, doors to the integral garage, utility room, cloakroom, dining kitchen and a useful under-stairs cupboard.

Cloakroom
A useful additional W.C fitted with a modern wash basin and W.C and a striking radiator, front facing double glazed window and tiled floor.

Dining Kitchen
The stylish dining kitchen is fitted with an extensive range of contemporary wall and base units complemented by co-ordinated work surfaces, an inset stainless-steel sink and drainer unit. Integrated appliances include a dishwasher, Neff electric double oven, Neff gas hob with extractor hood above, and fridge and freezer.
A tiled floor with under floor heating adds both comfort and practicality, while the dining area is flooded with natural light from skylight windows, a side window and full-width glazed bi-folding doors, which open seamlessly onto the garden—creating an exceptional space for entertaining and indoor-outdoor living.

Utility Room
A useful utility room with further work surfaces, inset sink and drainer with fitted base units below. Washing machine and space for a tumble dryer, double glazed window to side, radiator and a cupboard housing the combi boiler. Full Alarm System.

First Floor
First Floor Landing
With doors to the first floor rooms and stair case to the second floor accommodation.

Living Room
A generously proportioned reception room featuring a front-facing window and elegant glazed double doors opening onto a Juliet balcony. The space is enhanced by wooden flooring, inset spotlighting and twin central-heating radiators ensuring comfort throughout.

Bedroom Three
A double bedroom with rear facing double glazed window,radiator inset spotlights and pleasant views.

Second Floor
Second Floor Landing
With a rear facing double glazed window, radiator, useful storage cupboard and doors to the second floor rooms all newly carpeted.

Master Bedroom
A generous double bedroom with two front facing double glazed windows, radiator, inset spotlights and a useful walk in closet.

En-Suite
A modern en-suite with a white suite comprising low-flush WC, inset sink and vanity unit and a step in shower cubicle, side facing double glazed window, heated towel rail, tiled walls and floor and under floor heating.

House Bathroom
A good sized house bathroom fitted with a modern white suite comprising low-flush W.C., washbasin,









bath and separate shower cubicle, heated towel rail, tiling to wall and floor and under floor heating.

Bedroom Two
With a rear facing double glazed window, radiator, and access to fully boarded loft space via pull-down ladder.

Exterior
A block-paved driveway to the front provides off-street parking and leads to the integral garage with new electric up and over garage door and fitted with power and lighting plus storage which can be used within the kitchen as a moveable island. The front garden is mainly laid to lawn and features mature fruit trees.
To the rear is a particularly generous garden enjoying sunshine throughout the day, with a lawn, attractively planted borders and a paved seating area complete with power and lighting. Newly stained decking is accessed directly via bi-folding doors, creating an ideal space for outdoor entertaining. A large summerhouse, also with power and light, offers excellent potential for use as a home office, studio or garden room.

Agents Note
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- PLANNING PERMISSION HAS BEEN GRANTED FOR A 2 STOREY EXTENSION TO THE SIDE OF THE PROPERTY
- Sought after location in Hampsthwaite
- Offered to market with no onward chain
- Generous private rear garden with large summer house ideal for entertaining or home office
- Modernised with under floor heating and recently redecorated and re-carpeted

Tenure: Freehold EPC Rating: C
Council Tax Band: E



Total floor area 137.0 m² (1,475 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
HRG107709 - 0020

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