





# 14 Hollins Close, Hampsthwaite

£375,000 Guide Price

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A well-presented and spacious two-bedroom semi-detached bungalow occupying a delightful plot, situated in a quiet cul-de-sac within the highly regarded village of Hampsthwaite.

There are two double bedrooms, both benefiting from fitted wardrobes, together with a shower room featuring a large shower enclosure, washbasin and WC.

The property occupies a particularly attractive plot with established gardens extending to the front, side and rear. The generous front garden is mainly laid to lawn with mature hedging, trees and well-stocked borders, while the enclosed rear garden features a lawn, paved seating area and established planting. A driveway provides off-street parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



Hampsthwaite is a highly regarded and conveniently situated village offering an excellent range of everyday amenities, including a village shop, pub and café, together with a regular bus service. The village is surrounded by attractive countryside and is also within easy reach of Harrogate town centre and its extensive shops, restaurants and recreational facilities.

The accommodation opens into an entrance hall leading to a spacious dual-aspect sitting room with an attractive fireplace, bay window and patio doors opening onto the side garden. The dining kitchen provides ample space for a table and is fitted with a range of units, with sliding doors leading into a light-filled garden room overlooking the rear garden.








Total Area: 79.3 m² ... 854 ft²
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