



9 Brookfield Fold, Hampsthwaite

£140,000 Shared Ownership



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A brand-new brick-built two-bedroomed mid-terrace house forming part of a popular new development within the highly desirable residential village of Hampsthwaite.

A beautifully presented two-bedroom inner townhouse, occupying a quiet and popular position within the ever sought after lower Nidderdale village of Hampsthwaite. Offered for sale on a shared ownership basis, this attractive home provides well-appointed accommodation arranged over two floors, together with a private allocated parking space and a beautifully kept enclosed rear garden.

The property benefits from gas-fired central heating and double glazed windows and offers low maintenance, low running costs and stylish accommodation ideally suited to a range of purchasers. The enclosed rear garden is a particular feature, having been attractively landscaped with a decked patio and shaped lawn.

Hampsthwaite is a highly regarded village offering a sought after primary school, café, village shop, bus service, cricket club and church.

OUTSIDE The property has a beautifully kept enclosed rear garden with decked patio and shaped lawn, together with a private allocated parking space.

AGENT'S NOTE This is a shared ownership property, currently available to purchase at a 50% share. Shared ownership is a scheme designed for purchasers who may not be able to afford the full deposit and mortgage payments required to buy a home outright. A current example of the monthly costs for the scheme is £343.54 per calendar month, covering rent, ground rent and service charges payable to Harrogate Housing Association.

All applicants must have a connection to the lower Nidderdale villages and Harrogate district.

Council Tax band: C Tenure: Leasehold EPC Energy Efficiency Rating: B



GROUND FLOOR

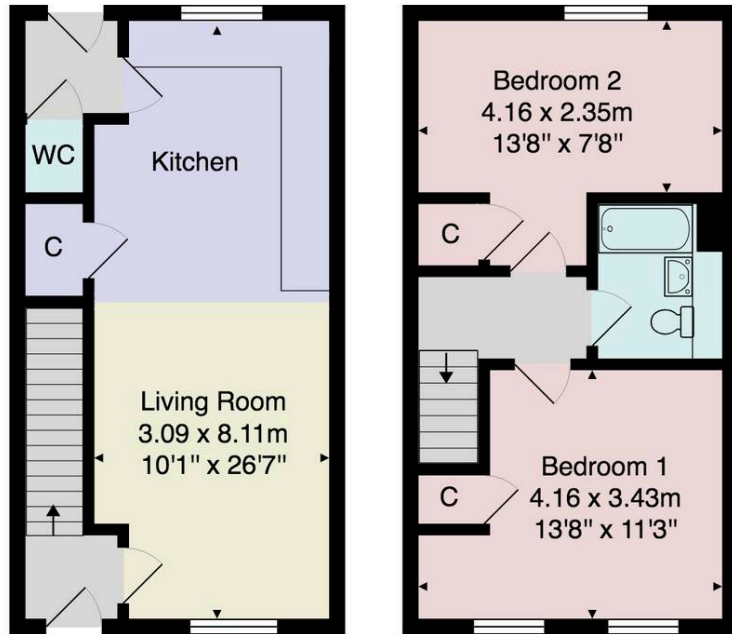
The accommodation opens into an open-plan ground-floor living space, arranged to provide a comfortable lounge area and benefitting from a useful understairs storage cupboard.

There is a modern fitted kitchen comprising a range of fitted units with worktop and breakfast bar together with a gas hob, extractor hood and fan assisted oven beneath, plus space for a washing machine and dryer. To the rear there is an entrance lobby and guest WC.

FIRST FLOOR

On the first floor there are two spacious double bedrooms, both benefiting from useful storage. The bedrooms are served by a luxury house bathroom fitted with a modern suite comprising bath with shower above, WC and washbasin.





Ground Floor

First Floor

Total Area: 68.1 m² ... 733 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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