



**Brookfield Fold, Hampsthwaite Harrogate HG3 2FZ**

**welcome to**

**Brookfield Fold, Hampsthwaite Harrogate**

Modern stone-built three-bedroom semi in Hampsthwaite with downstairs W/C, two front parking spaces, and lawned gardens to front and rear. Close to village amenities and just a short drive to Harrogate.



A beautifully presented stone-built three-bedroom semi-detached home forming part of the sought-after Brookfield Fold development in the highly desirable village of Hampsthwaite, offering the perfect blend of modern convenience and village charm; built by David Wilson Homes to a high specification, the property boasts sleek and contemporary accommodation including a welcoming entrance hall with a practical downstairs W/C, a stylish kitchen and spacious living areas, while upstairs offers well-proportioned bedrooms served by a modern family bathroom; outside, the home benefits from two private parking spaces to the front together with attractive lawned gardens to both front and rear, ideal for family living and entertaining; Hampsthwaite itself is a thriving community nestled on the edge of the Yorkshire Dales, with excellent local amenities including a highly regarded primary school, village shop, welcoming public house, church, and village hall hosting regular events, all within walking distance, and for wider shopping, dining, and leisure Harrogate town centre is just a short drive away, providing boutique shops, restaurants, and cultural attractions, with strong transport links to Ripon and Leeds making this location ideal for both families and professionals seeking a stylish home in a picturesque yet well-connected setting.

**Entrance Hall**

**Lounge**

**Downstairs W/C**

**Kitchen**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Front Garden**

**Rear Garden**



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## Brookfield Fold, Hampsthwaite Harrogate

- Shared Ownership with 35% share- potential to staircase to 100%
- Stone-built three-bedroom semi-detached home by David Wilson Homes
- Highly desirable Hampsthwaite village location
- Downstairs W/C
- Spacious living areas and modern family bathroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HRG107525 - 0005

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william h brown



**01423 502282**



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,  
HG1 1JL



**williamhbrown.co.uk**