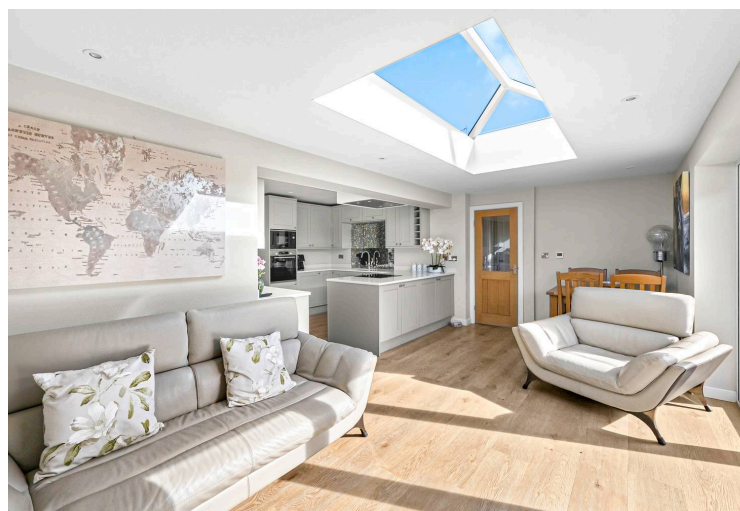




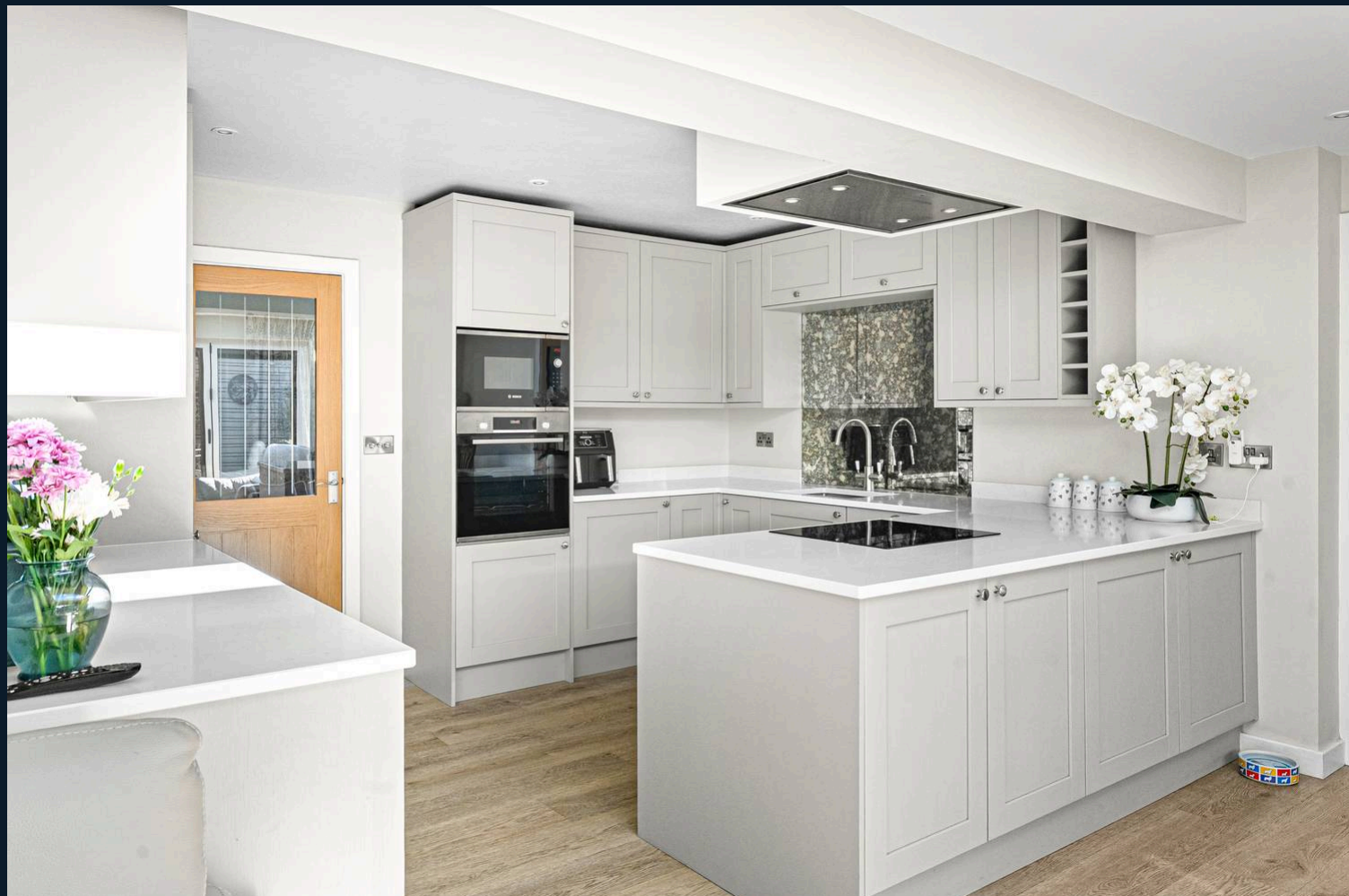
5 Brookfield Way, Hampsthwaite

£525,000 Guide Price



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A recently renovated and extended three-bedroom detached bungalow, with an enclosed landscaped garden, garage and driveway. The property enjoys a pleasant cul-de-sac position in the ever-popular village of Hampsthwaite, just a short drive from Harrogate.

Outside, the property has a lawned front garden with established planting, a driveway and a garage. The enclosed rear garden is landscaped, with a porcelain-paved seating area and a raised lawn bordered by low brickwork and mature hedging. An EV charging point is also provided.

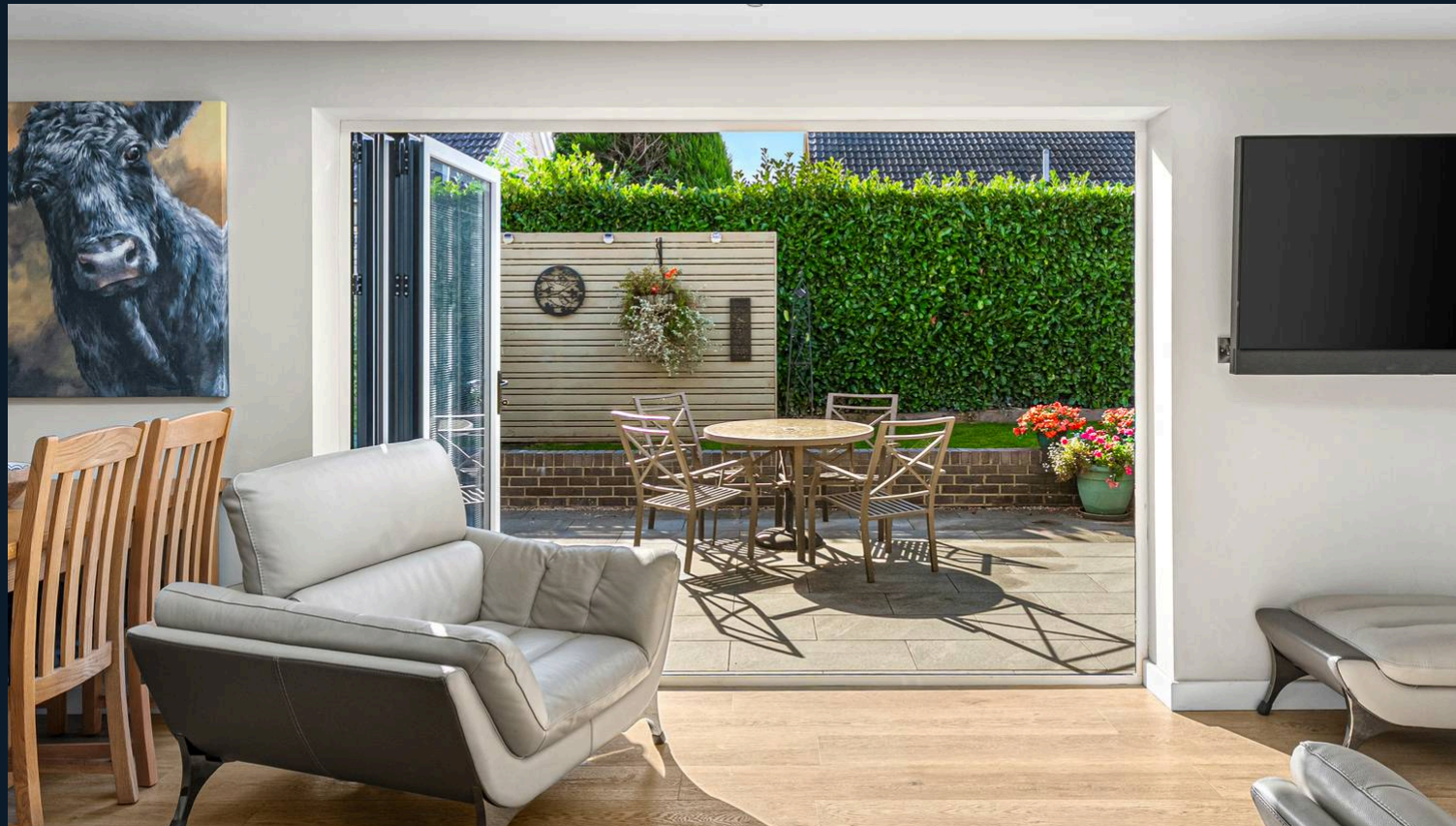
The property is situated in the heart of Hampsthwaite, a popular Nidderdale village well served by local amenities, including a primary school, public house, shop, café and regular bus services to Harrogate and Pateley Bridge. Harrogate town centre is just a ten-minute drive away.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

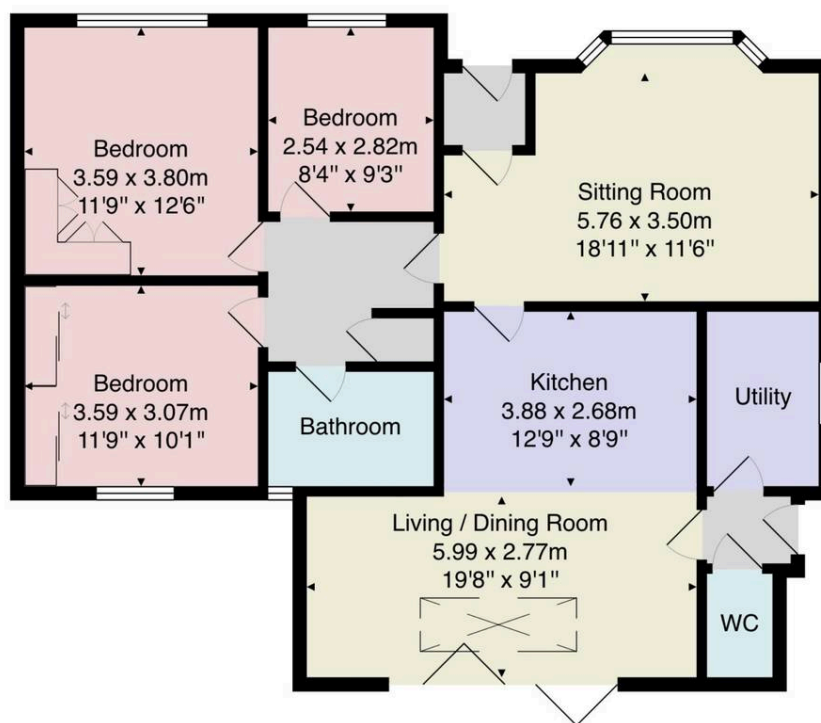


The current owners have undertaken a comprehensive programme of works, creating spacious accommodation centred around an impressive open-plan living space.

The entrance hall leads to a bay-fronted sitting room. To the rear, the open-plan living, dining and kitchen area provides space for cooking, dining and relaxing. The fitted kitchen includes a range of integrated appliances, while a roof lantern brings natural light into the room. Bi-fold doors open onto the porcelain-paved seating area, connecting the living space with the garden.

A separate utility room is fitted with cupboards, work surfaces and a sink, with space for laundry appliances. There is also a ground-floor WC. An inner hallway with a useful storage cupboard leads to three bedrooms, including a principal bedroom with fitted wardrobes. The third bedroom is currently used as a home office. The house bathroom features a walk-in shower.





Total Area: 104.0 m² ... 1120 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.