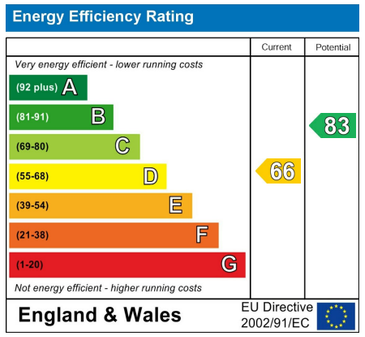
Floor Plan



Energy Performance Certificate



Directions

Proceed down into the village of Hampsthwaite and the property is easily found by a Hopkinsons for sale board adjacent to the Joiners Arms and Sophie's corner shop.

Council Tax Band D Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Offers Over £275,000

2 West View Terrace, Hampsthwaite, Harrogate, HG3 2EY

2 Bedroom House - Mid Terrace

A well presented two bedroomed mid terrace cottage which offers well proportioned living accommodation throughout and benefits from a superb location in the heart of the ever popular village of Hampsthwaite. NO ONWARD CHAIN.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With gas fired central heating and UPVC double glazing the living accommodation comprises; entrance area which opens out into the good sized lounge with feature fireplace, double doors opening into the spacious dining room which has a useful built in storage cupboard to the side of the chimney breast and an understairs cupboard. The kitchen is to the rear of the property which includes integrated fridge and freezer, microwave, single oven, electric hob and plumbing for a washing machine. There is also a rear access door which leads out onto the garden.

On the first floor the landing leads to the Master bedroom, with built in wardrobes and additional storage over the stairs, a good sized second bedroom and house bathroom with separate bath, walk in shower, w/c and hand basin.

Outside to the rear of the property is the south facing enclosed garden which has a seating area and a lawn.

Benefitting from the superb location in the heart of the village, on your doorstep is the village shop, Joiners Arms, primary school, café and the active Village Hall. Hampsthwaite also has a Church, Cricket Club, a very good doctors close by in the neighbouring village of Birstwith and is on a regular bus route between Harrogate and Pateley Bridge.

















