



Total area: approx. 258.5 sq. metres (2782.4 sq. feet)
 This plan is for illustrative purposes only and is not to scale.
 All measurements are approximate.
 Plan produced using PlanUp.



**Thackeray House Hollins Lane
 Hampsthwaite**

£750,000

9 Albert Street, Harrogate
 North Yorkshire HG1 1JX
 Sales: 01423 503076
 Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

An extremely spacious, recently constructed, detached family property accessed from the quiet cul-de-sac of Cruet Fold, and within the much sought after village of Hampsthwaite. Close to many amenities including school, delicatessen, public house, church, village store and a bus stop less than 50m from the front door. Located a short distance from Harrogate and 'in zone' for Harrogate Grammar School, yet within easy reach of the Nidderdale Valley and surrounding villages.

5 Bedrooms

3 Reception Room

3 Bathroom

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DIRECTIONS - HG3 2HH

COUNCIL TAX

The property has been placed in band G.

TENURE

The tenure of the property is Freehold



EPC RATING:

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	85	90	England & Wales		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

APPROXIMATE DISTANCES

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles