



St. Thomas A Becket Walk, Hampsthwaite Harrogate HG3 2FS



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h brown**

welcome to

St. Thomas A Becket Walk, Hampsthwaite Harrogate

Unique vendor incentive is offered, including the option to include a seaside lodge as part of the purchase. Please see link:
<https://www.williamhbrown.co.uk/properties/21668912/sales/HRG107733>



A well-presented modern townhouse offering spacious accommodation over three floors, recently redecorated and re-carpeted throughout. The property benefits from an integral garage and a generous rear garden with summerhouse.

Located in the popular village of Hampsthwaite, the accommodation briefly comprises a dining kitchen, utility room, guest W.C. and integral garage to the ground floor; living room with Juliet balcony and bedroom three to the first floor; and a principal bedroom with en-suite, a further bedroom and house bathroom to the second floor. Planning permission has been granted to build a two storey extension to the side of the property.

Externally, a block-paved driveway provides off-street parking, with a lawned frontage and an attractive rear garden featuring patio, decked seating area and a large summerhouse ideal for home working.

Ideally situated in this sought-after Nidderdale village, well served by local amenities and an Outstanding-rated primary school. Offered for sale with no onward chain. A vendor incentive is available, with the option to include a lodge by the sea within the purchase-please ask for further details.

Ground Floor

Entrance Hall

Inner Hall

Cloakroom

Dining Kitchen

Utility Room

First Floor

First Floor Landing

Living Room

Bedroom Three

Second Floor

Second Floor Landing

Master Bedroom

En-Suite

House Bathroom

Bedroom Two

Exterior

Vendor Incentive



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St. Thomas A Becket Walk, Hampsthwaite Harrogate

- PLANNING PERMISSION HAS BEEN GRANTED FOR A 2 STOREY EXTENSION TO THE SIDE OF THE PROPERTY
- Sought after location in Hampsthwaite
- Offered to market with no onward chain
- Modernised with under floor heating and recently redecorated and re-carpeted
- Generous private rear garden with large summer house ideal for entertaining or home office

Tenure: Freehold EPC Rating: C

Council Tax Band: E



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HRG107709



Property Ref:
HRG107709 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01423 502282



harrogate@williamhbrown.co.uk



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



williamhbrown.co.uk