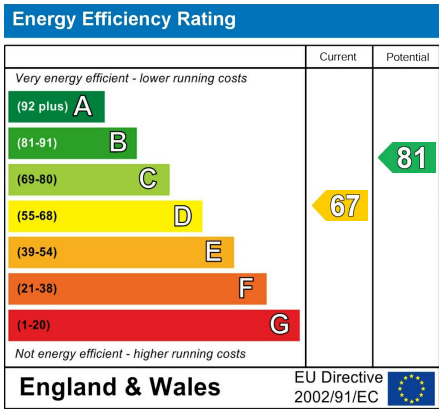


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Skipton Road passing the Curious Cow pub and take the first right onto Chain Bar Lane. At the T junction turn left onto Hollins Lane. Continue along the road passing the left turning for Brookfield and the property is found on your left hand side.

Council Tax Band F 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.



£699,999

54 Hollins Lane, Hampsthwaite, HG3 2EG 4 Bedroom House with Annexe

*A beautifully presented four bedroomed detached family home offering spacious and flexible living accommodation throughout with the benefit of a self contained annex, in a superb location in the ever popular village of Hampsthwaite.*



# HOPKINSONS

ESTATE AGENTS

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

Description

The Property

With gas fired central heating, double glazing and character features throughout, the living accommodation comprises; entrance hall, spacious bay fronted lounge with a feature open fireplace, bay fronted dining room which leads into the breakfast kitchen with granite worktops, integrated fridge and freezer, dishwasher, Belfast sink, gas hob, there is a step up into a utility area where there is another Belfast sink and space for a washing machine and tumble dryer with a door leading out onto the patio area. There is an additional sitting room which has been extended with double doors leading out into the garden creates a great entertaining space.

On the first floor the landing leads to the spacious Master bedroom with feature fireplace and a large ensuite bathroom with walk in shower, w/c, separate bath and hand basin with vanity unit providing useful storage. Second double bedroom with fitted wardrobes, third double bedroom, fourth single room with built in storage and house bathroom with shower over the bath, w/c and hand basin.

Outside

Outside to the front of the property is a large driveway offering off street parking for multiple vehicles, and a beautiful front garden with rockeries, mature trees, shrubs and flower beds. To the rear of the property is a fully enclosed private garden with patio area which is ideal for barbecue's and outdoor entertaining, lawn and a really useful storage shed that runs the full length of the house.

The Annex

The annex provides a superb added extra income as an air bnb currently, but has a variety of uses for example dependant relatives, office, working from home, studio or just additional living space to the family home. With electric heating the living accommodation comprises; entrance hall opening into the kitchen with electric hob, single oven and sink, master bedroom with double doors opening out onto the decking and over looking the lawn or the rear garden. There is also a single bedroom with ensuite shower room with walk in shower, w/c and hand basin.

Surrounding Area

Benefitting from a superb location in the ever popular village of Hampsthwaite where there are extensive village facilities including a primary school, village shop and post office, doctor's surgery and the pub The Joiners Arm's with a wide range of amenities available in central Harrogate and great transport links via rail to Leeds, York and London.

