



## Brookfield Fold, Hampsthwaite, Harrogate, HG3 2FZ

- 40% SHARED OWNERSHIP
- Driveway provides convenient off-street parking
- Spacious open-plan lounge, kitchen, and dining area
- Downstairs WC
- Early viewing highly recommended
- Features two generously sized double bedrooms
- Private rear garden
- Ideal for first-time buyers or small families
- Village location but close to amenities in Harrogate
- Council Tax Band C

**40% Shared ownership £104,000**



# Brookfield Fold, Hampsthwaite, Harrogate, HG3 2FZ

## DESCRIPTION

40% SHARED OWNERSHIP. Located in Hampsthwaite, this end terrace house on Brookfield Fold presents an excellent opportunity for first-time buyers and small families alike. The property boasts two generously sized double bedrooms, providing ample space.

Upon entering, you will be greeted by an inviting open plan lounge, kitchen, and dining area, perfect for both entertaining guests and enjoying family meals. This modern layout enhances the sense of space and light, making it a warm and welcoming environment.

The property also features a private rear garden, offering a lovely outdoor space for residents. Additionally, the convenience of a driveway ensures that parking is never a concern, adding to the overall appeal of this lovely home.

With its ideal location in a picturesque village, this semi-detached house combines comfort and practicality, making it a perfect choice for those looking to settle in a friendly community. Don't miss the chance to make this charming property your own.

EPC

Energy rating B

This property produces 1.3 tonnes of CO2

Material Information - Harrogate

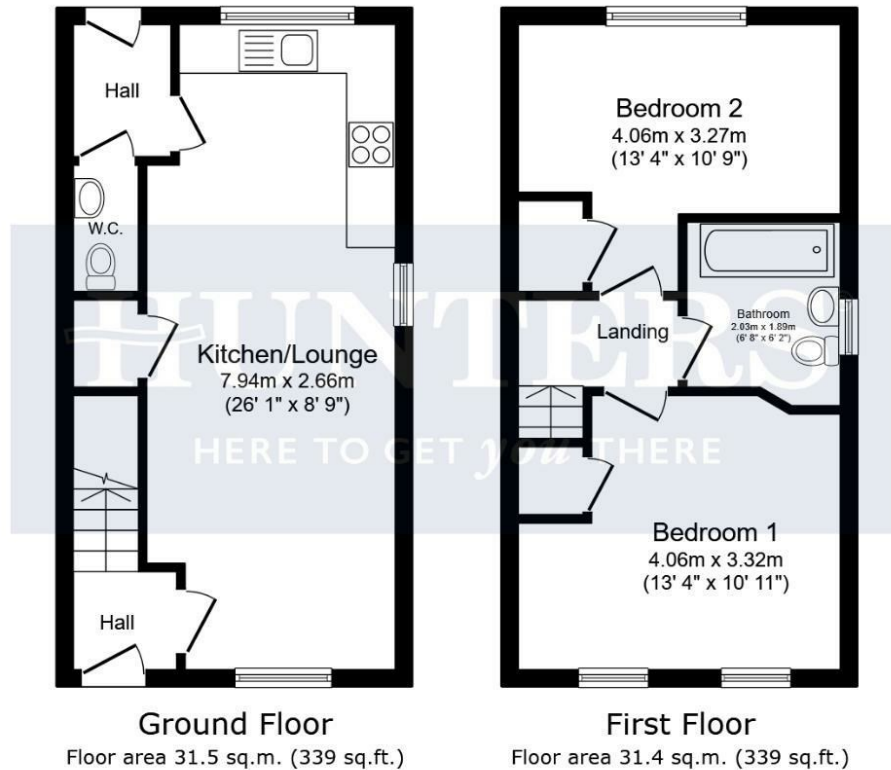
Tenure Type: Freehold

Council Tax Banding: C





4, Brookfield Fold, Harrogate, Hampsthwaite, HG3 2FZ, GB



Total floor area: 62.9 sq.m. (677 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Viewings

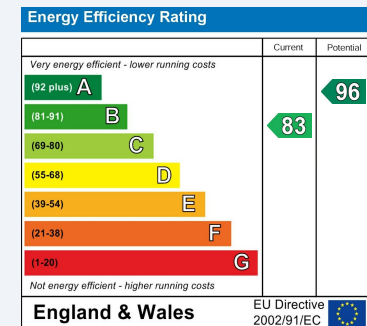
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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