



6 Peckfield Close, Hampsthwaite

£600,000



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WINNING AGENT**

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A substantial and extended family home, offering high quality and beautifully presented accommodation arranged over three floors, and enjoying superb views over the surrounding countryside. The property occupies a quiet cul-de-sac position within a desirable village, well served by excellent amenities including a public house, shop, café, primary school and regular bus service, and is conveniently located just a short drive from Harrogate. The versatile accommodation has been recently modernised to a high standard and extended and provides up to six bedrooms and four bathrooms, together with generous living space ideally suited to modern family life.

OUTSIDE

To the front of the property there is ample parking.

To the rear there is an attractive garden laid mainly to lawn with patio, enjoying a delightful outlook over the surrounding countryside. Superb breakfast bar providing indoor/outdoor sitting and entertaining space.

AGENTS NOTE

The property has been fully refurbished to a high standard by the current owners and has the benefit of a new roof, new boiler, windows, door and electrics.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

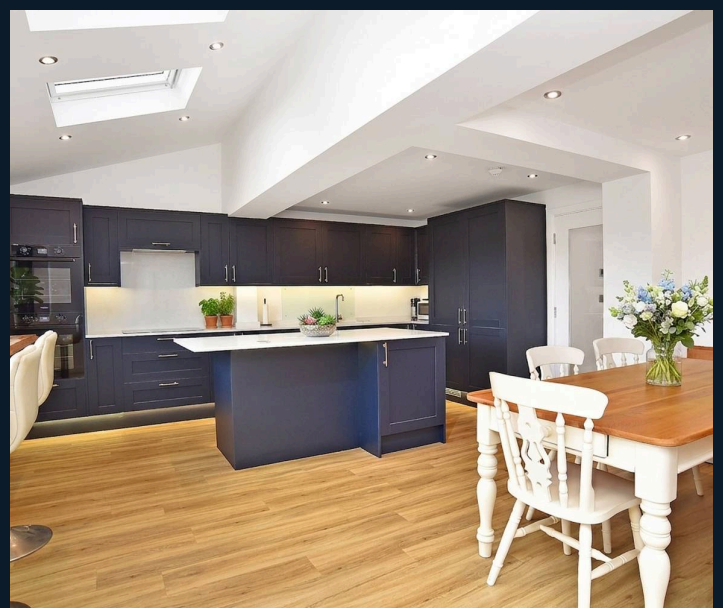


GROUND FLOOR There is an entrance vestibule with coat storage which leads to the generous ground floor accommodation which includes a spacious sitting room with multi fuel burning stove and glazed bi-folding doors opening onto the garden, enjoying delightful countryside views.

There is a separate dining kitchen providing ample space for dining, fitted with a range of stylish units with quartz worktops, breakfast bar and integrated appliances. A particular feature is the bi-fold window which opens to create a superb indoor / outdoor entertaining space. There is also a utility room, a downstairs shower room, and a versatile additional room which could be used as a further reception room or a ground floor sixth bedroom.

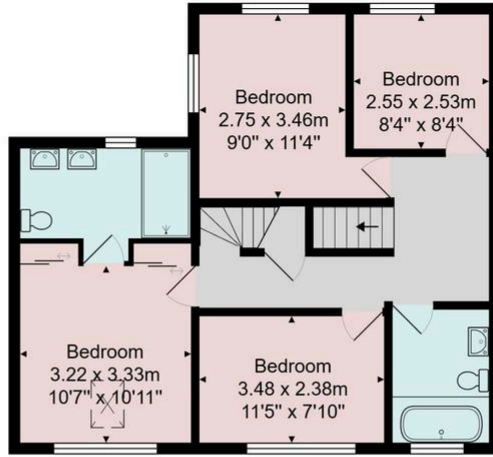
FIRST FLOOR On the first floor there are four good sized bedrooms, including a particularly impressive principal bedroom with vaulted ceiling, fitted wardrobes and en suite shower room. One of the bedrooms has a large bi-folding window. The accommodation is served by a house bathroom fitted with a suite comprising WC, washbasin and a raised freestanding bath positioned to take advantage of the countryside outlook.

SECOND FLOOR The top floor provides an additional bedroom together with a modern shower room and generous eaves storage space. Landing with space for dressing table.

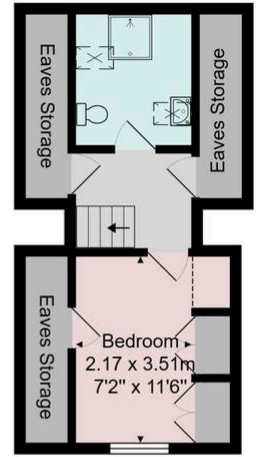




Ground Floor



First Floor



Second Floor

Total Area: 178.5 m² ... 1921 ft²

All measurements are approximate and for display purposes only.

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