



## 3 Hollins Close, Hampsthwaite

£385,000



**YOUR AWARD  
WINNING AGENT**

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**A well presented semi-detached bungalow, occupying a quiet cul-de-sac position within a popular village well served by excellent amenities including a public house, shop, café and primary school, and just a short drive from Harrogate. The property also benefits from a regular bus service between Harrogate and Pateley Bridge. The accommodation is well proportioned throughout and includes a spacious sitting and dining room, modern kitchen, utility, two double bedrooms and bathroom, together with driveway parking, garage and an attractive garden.**

#### **OUTSIDE**

**A driveway provides off-road parking and leads to a garage.**

**A particular feature of the property is the large and attractive garden, laid mainly to lawn with paved sitting areas and planted borders, creating an excellent outdoor space.**

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



#### ACCOMMODATION

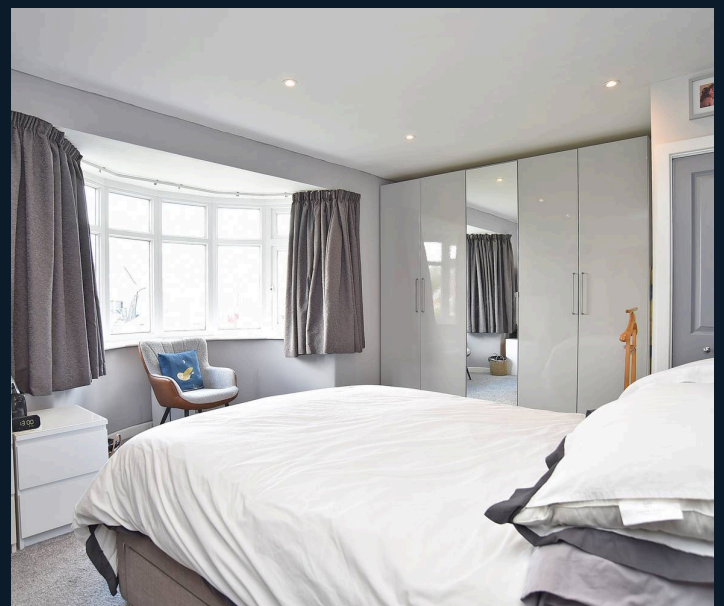
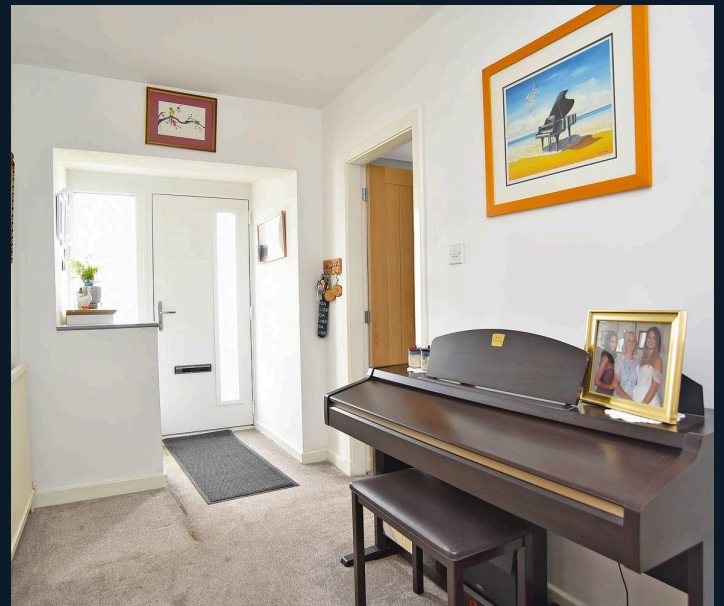
The sitting and dining room is a generous reception space with glazed doors leading directly onto the garden.

The kitchen is fitted with a range of stylish wall and base units and includes an electric hob, integrated oven and space for additional appliances.

There is also a useful utility room with fitted units and space for appliances.

There are two good sized double bedrooms, including the principal bedroom which benefits from a bay window and en suite WC.

The accommodation is served by a house bathroom fitted with a white suite comprising WC, washbasin and bath with shower above.





**Total Area: 84.3 m<sup>2</sup> ... 907 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

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