



## Finden Gardens, Hampsthwaite, Harrogate, HG3 2EL

- AVAILABLE TO THE MARKET CHAIN FREE
- Five spacious double bedrooms providing ample space
- Positioned at the top of a small, quiet cul-de-sac
- Driveway with parking space for two vehicles
- Well-regarded school within walking distance
- Situated in the picturesque village of Hampsthwaite
- Open-plan kitchen flowing into a family room
- Large private rear garden offering plenty of outdoor space
- Strong village community with pub, church, and regular social events
- Council Tax Band C

**Guide Price £485,000**



# Finden Gardens, Hampsthwaite, Harrogate, HG3 2EL

## DESCRIPTION

**NO ONWARD CHAIN.** Located in the charming village of Hampsthwaite, Finden Gardens presents an exceptional opportunity to acquire a semi-detached house that perfectly balances modern living with the tranquillity of village life. This delightful property boasts five spacious double bedrooms, with the fifth bedroom offering versatility as a study or playroom, catering to the needs of a growing family or those seeking additional space. The main bedroom also benefits from an en suite.

The house features three well-appointed reception rooms, providing ample space for relaxation and entertainment. The heart of the home is a thoughtfully designed kitchen that flows seamlessly into a family room, leading to a dining room, ideal for hosting gatherings. A utility room adds convenience, ensuring that daily chores are easily managed.

Positioned at the top of a small, quiet cul-de-sac with no passing traffic, the property offers a very safe and peaceful setting, ideal for families. One of the standout features is the expansive private garden at the rear, providing a superb outdoor space with a patio area perfect for garden furniture, making it an ideal spot for al fresco dining or simply enjoying the outdoors.

Finden Gardens is a wonderfully versatile family home, enhanced by its welcoming community setting. The village itself offers a strong sense of community spirit, with regular social events, a local pub and church, and a well-regarded school all within walking distance. Situated in the beautiful Lower Nidderdale area, the property also benefits from immediate access to stunning countryside walks, perfect for those who enjoy the outdoors.

The driveway accommodates parking for two vehicles, adding to the practicality of this lovely home. Located just a short drive from Harrogate town centre, residents can enjoy the best of both worlds peaceful village life with easy access to the vibrant amenities of the town. Public transport links are also readily available.



## EPC

Energy rating C

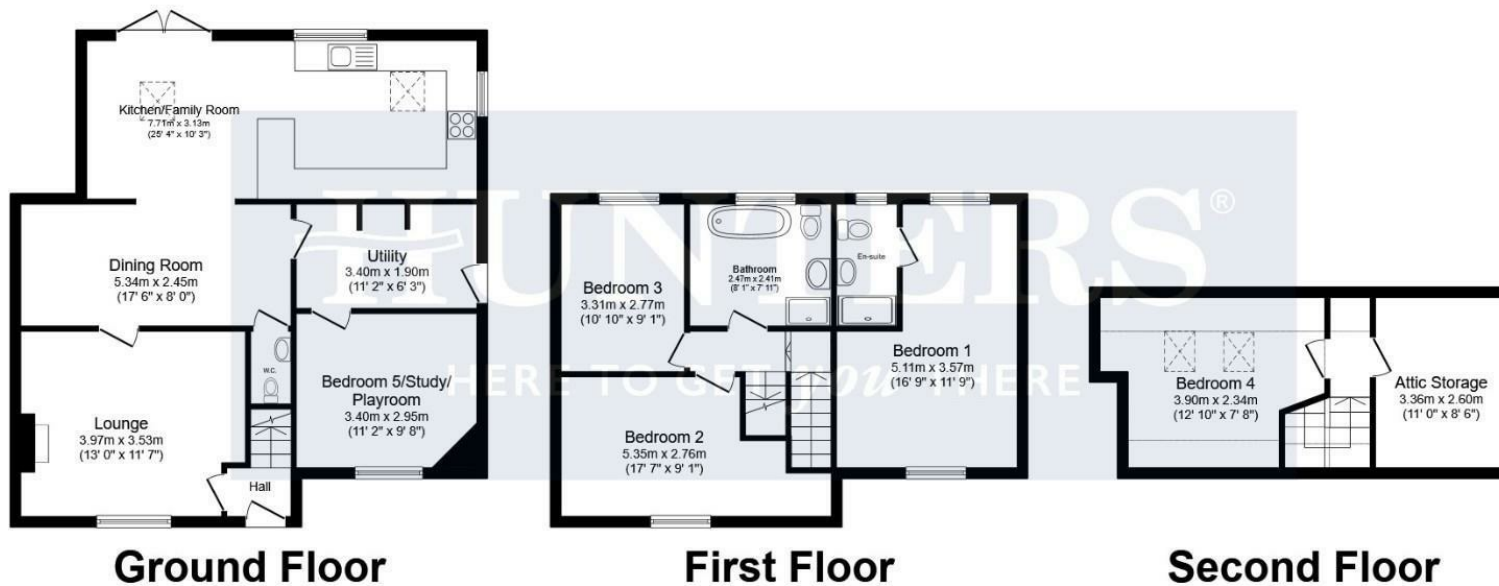
This property produces 5.8 tonnes of CO<sub>2</sub>

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C





Total floor area 155.0 sq.m. (1,669 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 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.



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 Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		72	80

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.

