



High Street, Hampsthwaite, Harrogate, HG3 2EP

- Charming family home in the sought-after village of Hampsthwaite
- Spacious open-plan lounge and dining area ideal for entertaining
- Peaceful outdoor space with low-maintenance appeal
- Combines picturesque village charm with nearby town convenience
- Early viewing highly recommended
- Three generously sized bedrooms offering comfortable family living
- Well-equipped kitchen conveniently positioned off the dining space
- Excellent public transport links to surrounding areas
- Excellent opportunity for families, first-time buyers, or investors
- Council Tax Band D



Offers Over £350,000

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DESCRIPTION

Located in the charming village of Hampsthwaite, this delightful mid-terrace house presents an ideal opportunity for families seeking a warm and inviting home. With three generously sized bedrooms, this property offers ample space for comfortable living.

The open-plan design on the ground floor creates a seamless flow between the lounge and dining area, making it perfect for entertaining guests or enjoying family meals. The kitchen, conveniently located off the dining space, is well-equipped for all your culinary needs.

There is a private courtyard at the rear of the property, providing a tranquil outdoor space for relaxation or al fresco dining. This lovely feature enhances the appeal of the home, offering a perfect spot to unwind after a busy day.

Hampsthwaite is a picturesque village that boasts excellent public transport links, ensuring easy access to the town centre of Harrogate, which is just a short drive away. The combination of village charm and proximity to urban amenities makes this property an attractive choice for those looking to enjoy the best of both worlds.

In summary, this lovely family home in Hampsthwaite is a wonderful opportunity for anyone seeking a comfortable and well-located residence. With its spacious interiors and delightful outdoor space, it is sure to impress.



EPC

Energy rating D

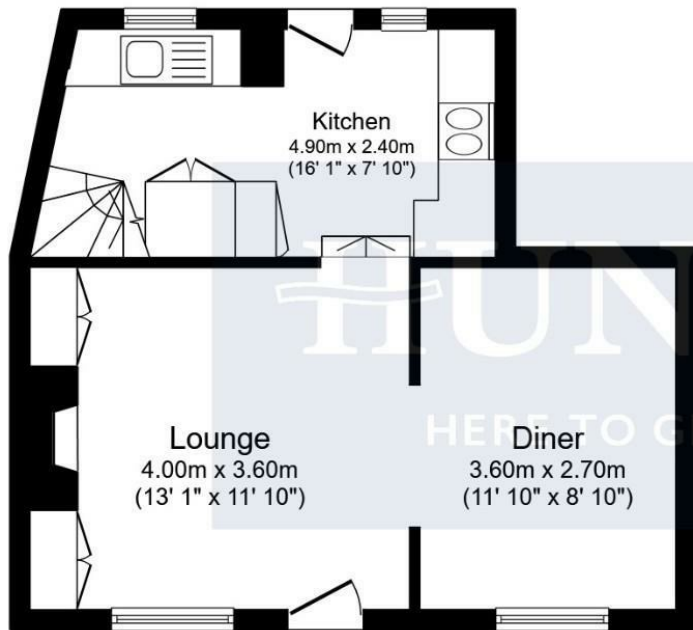
This property produces 3.2 tonnes of CO2

Material Information - Harrogate

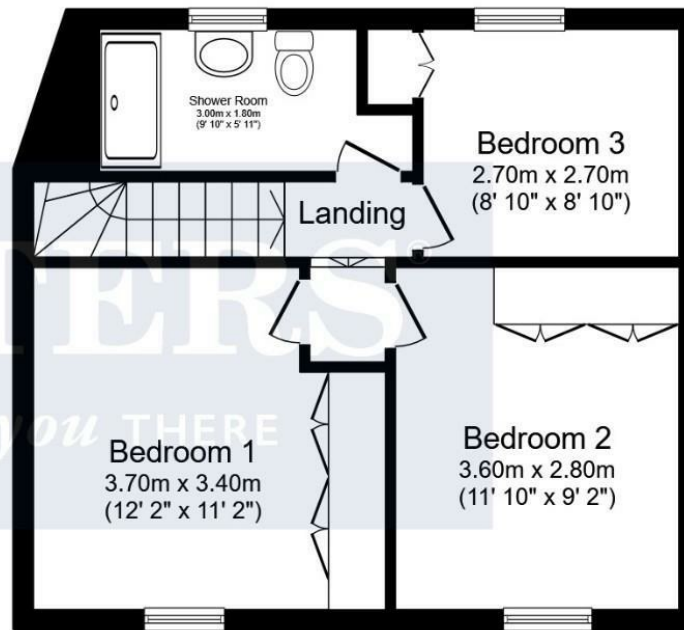
Tenure Type: Freehold

Council Tax Banding: D





Ground Floor



First Floor

Total floor area 77.3 sq.m. (832 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, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

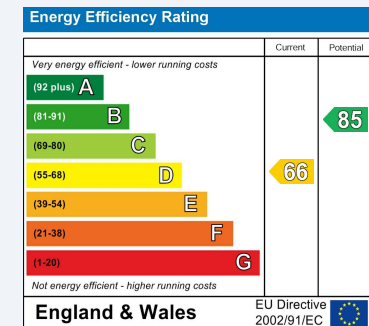
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

