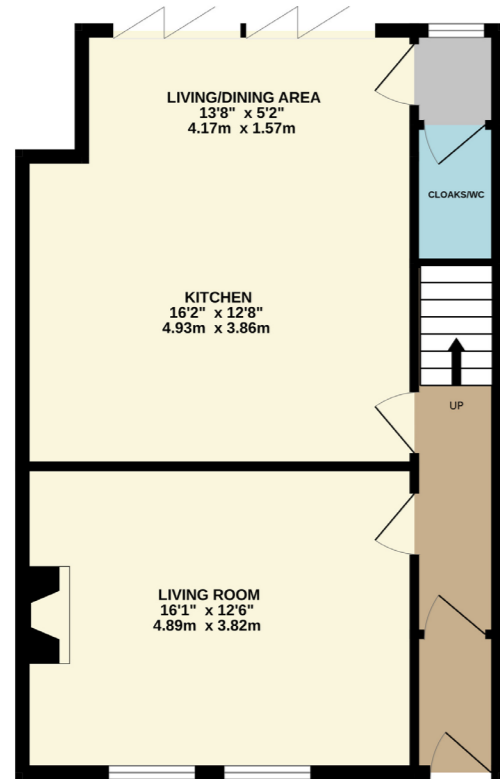
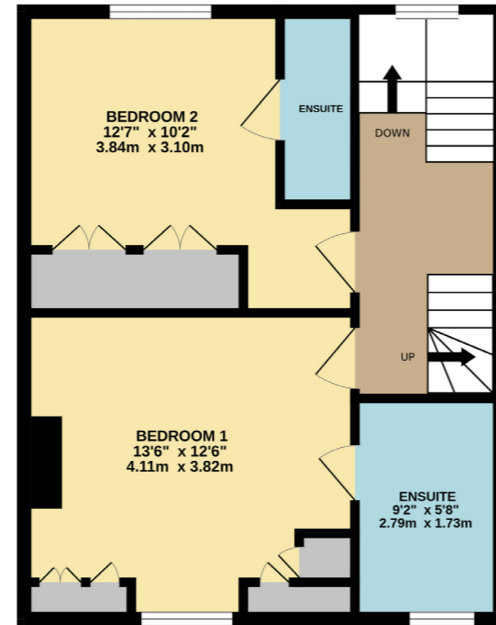


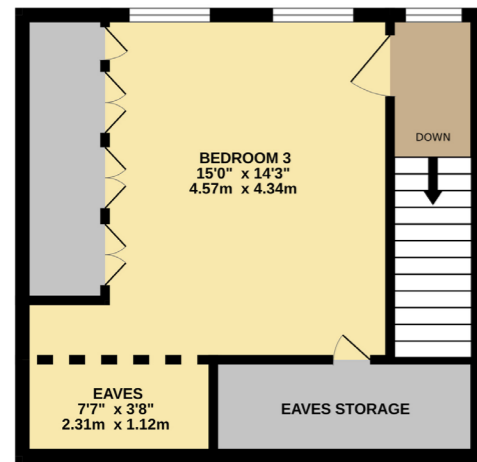
GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



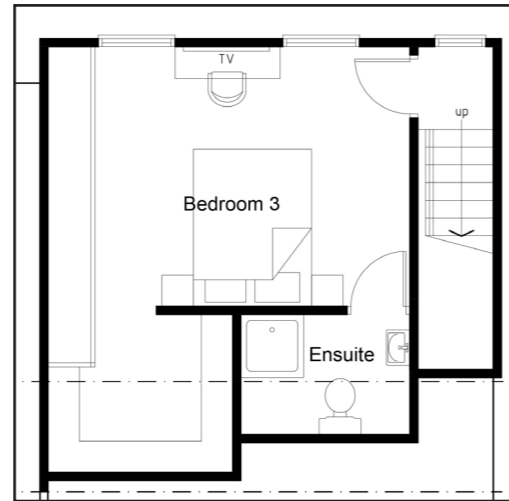
1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



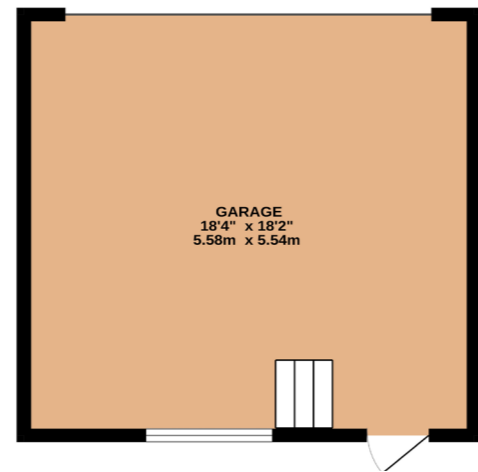
2ND FLOOR
336 sq.ft. (31.3 sq.m.) approx.



Potential alteration to Bedroom 3



TOTAL FLOOR AREA : 1388 sq.ft. (129.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

4 HOLLINS LANE, HAMPSTHWAITE
HARROGATE

£425,000
CHAIN FREE

A beautifully presented, recently modernised extended stone built end cottage. Situated in the very heart of this much sought-after village of Hampsthwaite with its many local amenities, including village store, delicatessen/café, public house, school, church and thriving local community. Located close to beautiful open countryside and within easy access to Harrogate.

The property truly requires an internal inspection to appreciate the high quality throughout, in brief comprising: entrance vestibule, entrance hall, cloakroom with wc and hand basin, large living room with wood burning stove, beautifully appointed breakfast kitchen with integrated appliances, fridge freezer directly plumbed with ice making machine, Rangemaster oven with extractor canopy, dishwasher, Quartz work surfaces, hand-painted doors with solid handles and breakfast bar with inset sink units. The dining area has a lantern ceiling window and bi-fold doors leading to the south facing courtyard.

3 Bedrooms

2 Reception Rooms

2 Bathrooms

Council Tax: D

Energy Rating: D

Tenure: Freehold

To the first floor are two large double bedrooms both having en-suite. Second floor loft conversion bedroom with dormer window and ample space and plumbing for an en-suite shower room.

To the rear of the property is a fabulous flagged and walled courtyard with raised planters and hand gate, leading to the garage. The garage is accessed via Findon Gardens and has a double electric up and over door with power and light.

Double Garage

18'4" x 18'2"



DIRECTIONS - HG3 2EJ

From Harrogate take the Skipton Road (A59). Turn right into Chain Bar Lane after the Otley Road roundabout. At the T-junction turn left into Hollins Lane, into Hampsthwaite, where the property is situated on the left hand side.

APPROXIMATE DISTANCES

Town Centre	3.2 miles
Railway Station	3.3 miles
Bus Route	50 metres
Airport	14.5 miles