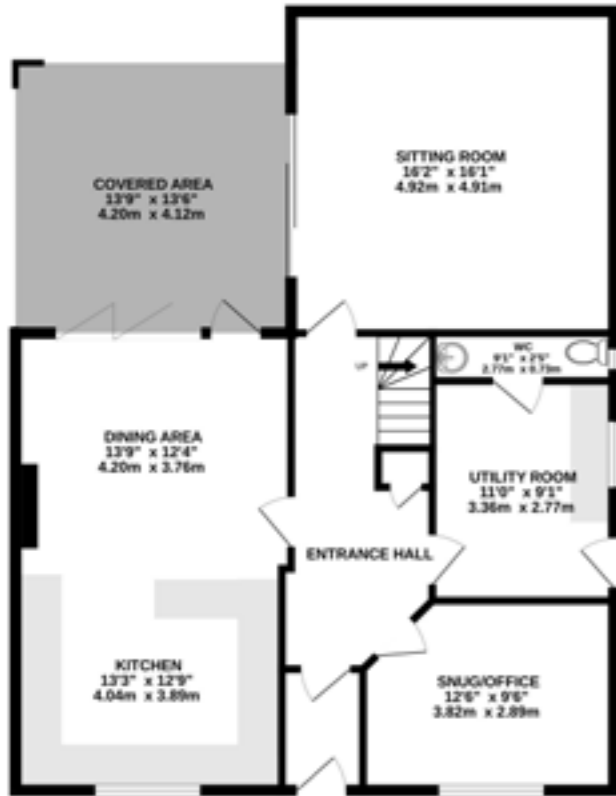
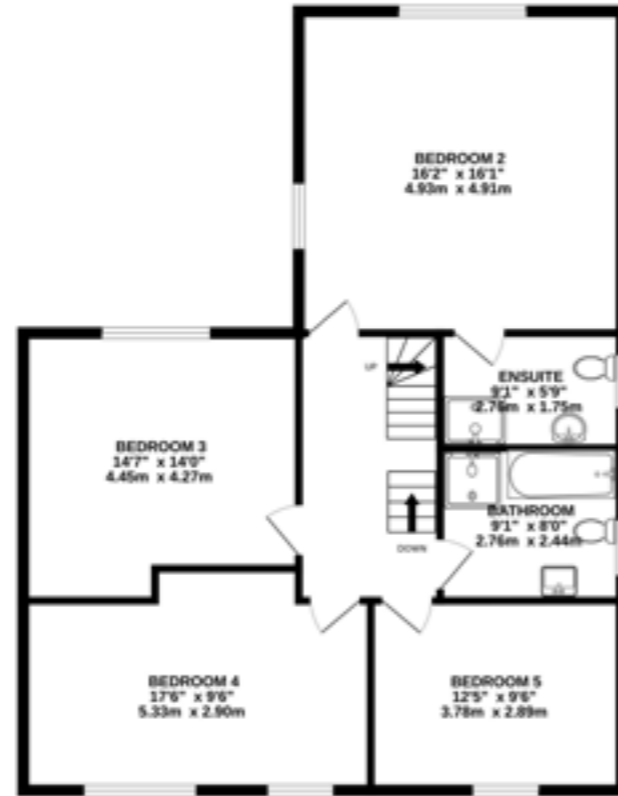


GROUND FLOOR  
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR  
946 sq.ft. (87.8 sq.m.) approx.



2ND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 2458 sq.ft. (228.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



THACKERAY HOUSE, HOLLINS LANE  
HAMPSTHWAITE, HG3 2HH

£2,995 PCM

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.

## THACKERAY HOUSE | HOLLINS LANE | HAMPSTHWAITE | HG3 2HH

An extremely spacious, recently constructed, detached family property situated within the much sought after village of Hampsthwaite, with its many amenities including school, delicatessen, public house, church and village store. Located a short distance from Harrogate and within catchment for Harrogate secondary schools.

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Entrance Hall | Sitting Room | Dining Kitchen | Snug/Office | Utility Room | Cloakroom with wc

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Four First Floor Bedrooms | En-suite Shower Room | House Bathroom

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Second Floor Suite with Bedroom, Dressing Room, En-Suite Bathroom & Eaves Storage

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Covered Patio | Lawned Gardens | Off Street Parking

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Available Now | Returnable Bond £3,455.76

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No Smokers/Pets | Energy Rating: B | Council Tax: G



The property has gas fired central heating with the benefit of a 300 litre hot water tank and back up electrical immersion heater. The Hive smart central heating system has 3 zones for custom warmth, controlled via a digital thermostat on each level. The well planned accommodation comprises: Large entrance hall, spacious sitting room, large open plan dining kitchen the superb arrangement of wall mounted cupboards, base units and drawers, with appliances including range oven, fridge freezer and dishwasher, quartz work surfaces with peninsular breakfast bar and dining area with bi-fold doors leading to a glazed covered patio, ground floor office, utility room and separate wc. To the first floor there are four bedrooms, en-suite shower room and house bathroom and to the second floor a bedroom suite with dressing room, en-suite bathroom and large eaves storage room. Included in the tenancy will be a media/television unit in the sitting room.

To the front of the property are good sized lawned gardens with boundary walls. A hand gate leads to side pathways to the rear of the property where there is a flagged patio with glazed canopy, giving access to both the living room and dining kitchen. Electric gates lead to off street parking with an electric car charger point.

