

FOR SALE



Brookfield Way, Hampsthwaite, HG3 2ED



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Offers Over £450,000

- Village Location
- Enviably plot
- Cul de sac location
- Detached Bungalow
- No onwards chain
- Redevelopment opportunity
- Three double bedrooms
- Garage
- Off street parking
- Spacious accommodation



This delightful detached bungalow is offered to the market with no onward chain and is located in the highly sought-after village of Hampsthwaite. Positioned at the head of a quiet cul-de-sac, the property enjoys both privacy and a peaceful setting.

Hampsthwaite is a picturesque village known for its excellent local amenities, including a primary school rated by OSFTED as "outstanding", a village shop, a popular pub, and scenic walking routes. It is conveniently situated just a short drive from Harrogate, with Pateley Bridge and Ripon also within easy reach, making it ideal for those who enjoy village life with great transport links.

The bungalow offers an excellent opportunity for personalisation, with potential for extension (subject to the necessary planning permissions). Sitting on a generous plot, the property's outside space makes this property stand out from other bungalows on the market in the area. It benefits from a fully enclosed garden wrapping around three sides, featuring a mix of lawn, decking, and patio areas-perfect for outdoor living and entertaining.

Inside, the spacious living-dining room is the heart of the home, providing a welcoming space to relax in front of the multi-fuel stove or enjoy meals with family and friends. The conservatory seamlessly connects to the garden, offering a bright and airy space to enjoy throughout the year.

The fitted kitchen includes a large gas range-style cooker, ideal for keen home cooks. The family bathroom is well-appointed with a corner bath, separate shower unit, WC, basin, and heated towel rail. A cupboard houses the gas-fired combination boiler.

The property boasts three double bedrooms, offering flexible space for various uses, whether as guest rooms, a home office, or a personal retreat. The main bedroom features fitted wardrobes, taking care of your storage needs.

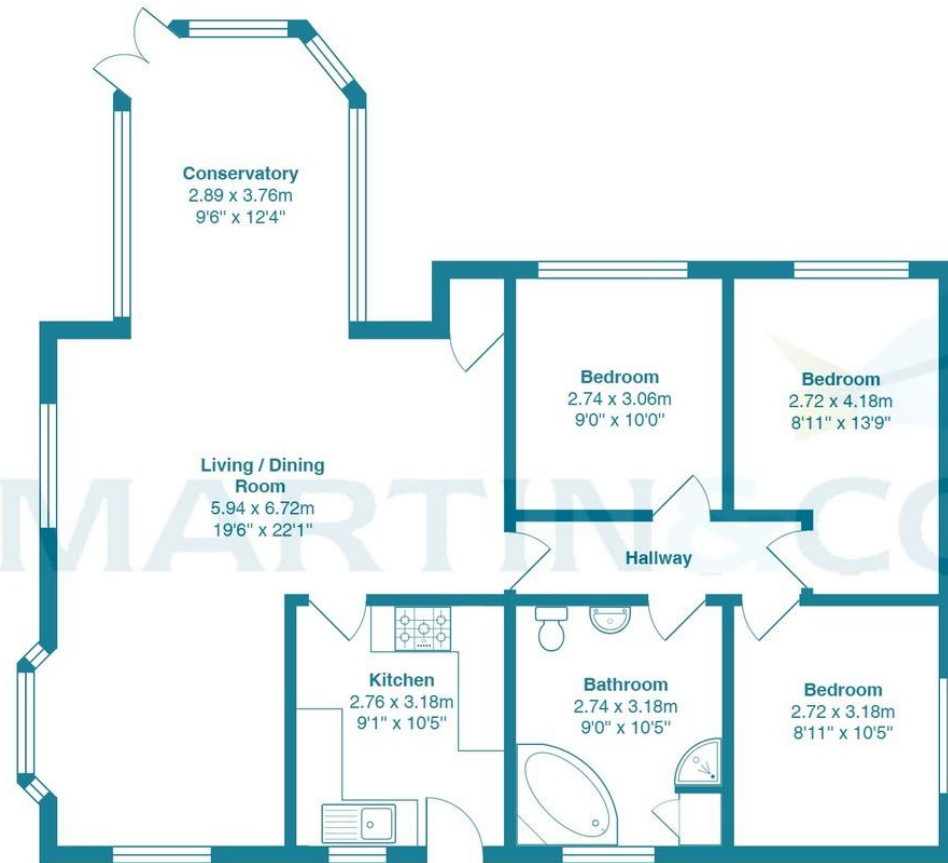
Externally the property benefits from:

- A large enclosed garden surrounding three sides of the property
- Driveway with off-road parking for two vehicles
- Single garage with electric lighting and power

Additional Information:

- Tenure: Freehold. The main plot covering the house and majority of the garden is understood to be freehold. Part of the garden is understood to be covered by a possessory title for over a decade.
- Council Tax Band: D
- Services: Mains electricity, gas, and water
- Estimated Rental Income: £1,500 PCM
- Broadband: Full fibre with estimated speeds of up to 1,800 Mbps
- Mobile Coverage: O2, Vodafone, and EE
- Satellite & Cable TV Availability: SKY & BT
- Flood Risk: No risk from rivers or seas; very low surface water risk





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Total Area: 95.5 m² ... 1027 ft²

All measurements are approximate and for display purposes only

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