

FOR SALE



Dale Close, Hampsthwaite, HG3 2EQ
Offers In Region Of £300,000


MARTIN & CO



- Sought-after village location in Hampsthwaite
- Semi-detached two-bedroom bungalow
- For sale with no onward chain
- Excellent potential for improvement or development (STPP)
- In need of modernisation throughout
- Attractive enclosed rear garden with pond, greenhouse & summerhouse
- Kitchen leading to separate dining room with patio doors
- Driveway parking for multiple vehicles & single garage
- Spacious living room with bay window



Situated in the highly desirable village of Hampsthwaite, on the outskirts of Harrogate, this two-bedroom semi-detached bungalow presents a fantastic opportunity for buyers seeking a property with scope to modernise and add value. Offering generous living accommodation and excellent potential for improvement or development (subject to the necessary planning permissions), this home is ideal for those looking to create a bespoke living space in a prime location.

The property welcomes you via a spacious and inviting hallway, setting the tone for the well-proportioned accommodation throughout. To the front, a bright living room features a charming bay window, allowing for plenty of natural light. The fitted kitchen leads through to a separate dining room, where patio doors open onto the enclosed rear garden-perfect for enjoying indoor-outdoor living.

The bungalow offers two double bedrooms, the principal of which benefits from a range of fitted wardrobes, providing ample storage. The house bathroom is fitted with a shower, wash basin, and WC.

Externally, the property boasts a delightful rear garden that offers a peaceful retreat, complete with mature shrubbery, a pond, greenhouse, and a charming summerhouse. To the front, there is a well-established garden adding to the home's kerb appeal. A single garage, benefitting from both lighting and power, is accessible from both the rear garden and the driveway, which provides off-street parking for several vehicles.

Hampsthwaite is a picturesque and well-regarded village, known for its strong sense of community, traditional charm, and beautiful surrounding countryside. Located just a short drive from Harrogate, residents benefit from a peaceful village lifestyle while still having easy access to a wide range of amenities, including shops, restaurants, and excellent transport links. The area is particularly appealing to those seeking a quieter pace of life, with scenic walks, local pubs, and a welcoming atmosphere, making it

especially popular with downsizers and those looking to enjoy a more relaxed setting.

Offered for sale with no onward chain, this bungalow represents a rare opportunity to acquire a home with significant potential in a highly sought-after location. Early viewing is highly recommended to fully appreciate the possibilities on offer.

Further information regarding this fantastic property includes:

Tenure: Freehold

Council Tax Band: C

Services: Mains electricity, gas, and water

Broadband availability: Full fibre to the property with estimated speeds up to 1,600 Mbps

Mobile Coverage: O2 & EE

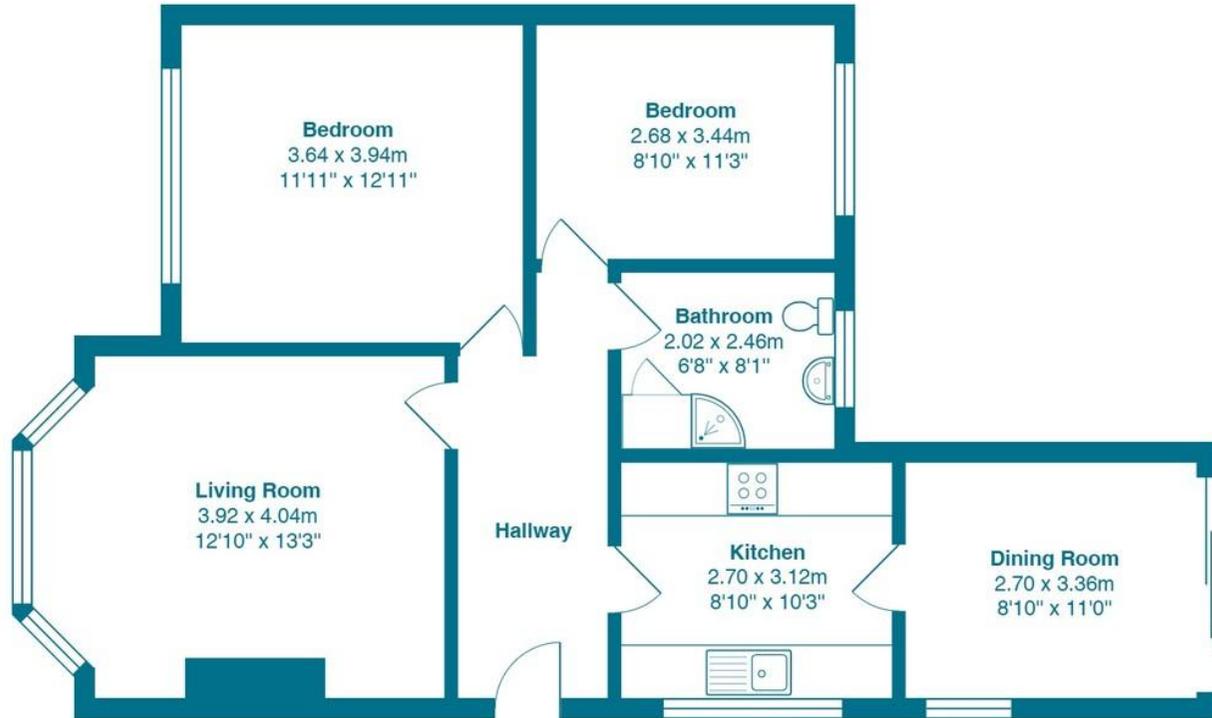
TV & Satellite availability: Sky & BT

Flood Risk: Very low risk

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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All measurements are approximate and for display purposes only

Total Area: 75.2 m² ... 810 ft²

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