



**31 BROOKFIELD CRESCENT**  
Hampsthwaite

**Carter Jonas**



## **31 BROOKFIELD CRESCENT, HAMPSTHWAITE, HARROGATE, HG3 2EE**

Harrogate town centre - 4 miles

Pateley Bridge - 10 miles

Leeds Bradford Airport - 13 miles

Four bedrooms · Two reception rooms · Conservatory  
Two bathrooms · Breakfast kitchen · Utility room  
Downstairs cloakroom · South facing garden  
Detached double garage · Driveway parking · Extremely popular village · Solar panels

This four bedroom detached house sits on a nice sized corner plot and is well presented throughout briefly comprising to the ground floor a spacious entrance hall with downstairs cloakroom and storage under the stairs, a sitting room is found on the left hand side with large window overlooking the front garden, the kitchen breakfast room is behind at the rear of the house with a range of wall and floor units and a breakfast bar, the utility room is just off the kitchen with a door into the garden. On the right-hand side of the ground floor is the triple aspect living room with feature fireplace a dining area and doors to the conservatory.

The first floor comprises of the dual aspect principal bedroom with modern en-suite shower room, there are two further double bedrooms, a family bathroom and a fourth bedroom which is currently used as a home office.

This family home benefits from a lovely south facing lawn garden with private decked sitting area, mature trees, shrubs and floral borders, there is also a front garden and driveway parking for several cars leading up to the detached double garage.

**A WELL PRESENTED 4 BEDROOM DETACHED PROPERTY WITH GOOD PROPORTIONS, ENJOYING A SOUTH FACING GARDEN, DOUBLE DETACHED GARAGE AND AMPLE PARKING, LOCATED IN THIS QUIET RESIDENTIAL CRESCENT IN THE EXTREMELY POPULAR VILLAGE OF HAMPSTHWAITE, AROUND 4 MILES TO THE NORTH WEST OF HARROGATE TOWN CENTRE.**





Brookfield Crescent is a quiet residential location in the small and picturesque village of Hampsthwaite, four miles north/west of Harrogate and surrounded by beautiful rolling countryside. The village has a local pub, a village shop and an outstanding-rated primary school, while everyday amenities can be found in historic and popular Harrogate. The town boasts a variety of shopping, supermarkets and leisure facilities, including a superb selection of cafés, restaurants and pubs, as well as independent shops and cultural attractions. The area benefits from easy access to a variety of excellent walking, riding and cycling routes, with the Nidderdale Area of Outstanding Natural Beauty just a short drive away, as well as a choice of golf courses in the Harrogate area.

## ADDITIONAL INFORMATION

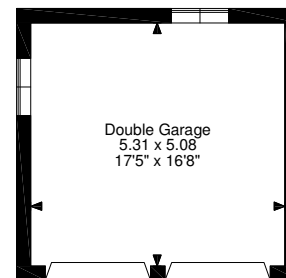
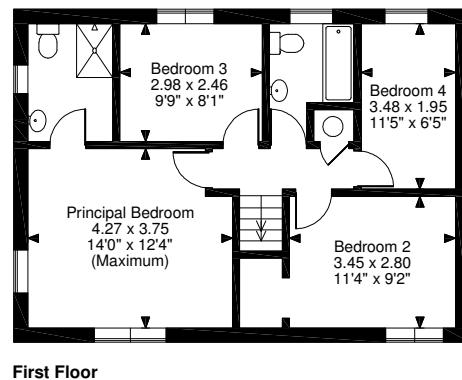
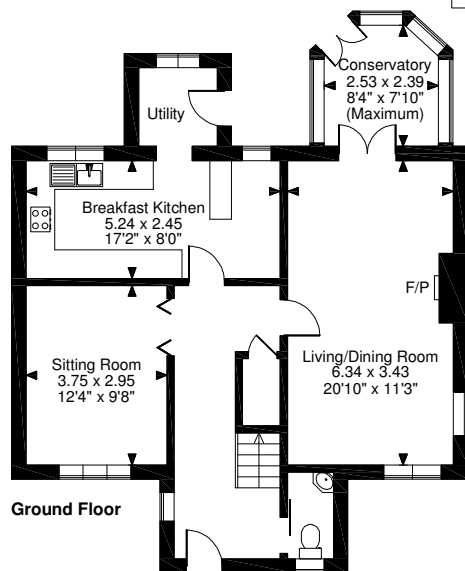
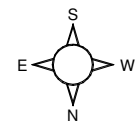
**Tenure:** We are advised that the property is freehold with vacant possession given on legal completion.

**Services:** All mains services are connected and the solar panels which are managed by a third party provide free electricity.

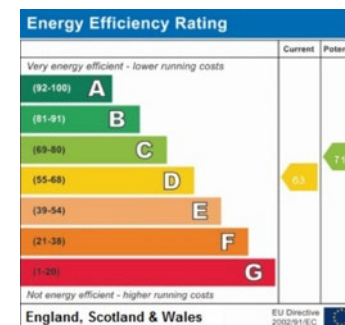
**Directions - HG3 2EE:** Leave Harrogate on the Ripon Road (A61) and turn left at the roundabout onto Skipton Road (A59). Proceed along Skipton Road over two roundabouts then take the first right turn into Chain Bar Lane, at the end of the road turn left into Hollins Lane. Proceed along Hollins Lane for around 500 meters then turn left into Brookfield continue to the end of the road and follow the road to the right and the property can be found on the next corner.



**31 Brookfield Crescent, Hampsthwaite**  
**Approximate Gross Internal Area**  
**Main House = 1396 Sq Ft/130 Sq M**  
**Double Garage = 290 Sq Ft/27 Sq M**  
**Total = 1686 Sq Ft/157 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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