



22 HOLLINS CLOSE
Hampsthwaite, Harrogate



GSC GRAYS

PROPERTY • ESTATES • LAND

22 HOLLINS CLOSE

Harrogate, HG3 2EH

An amazing detached property that has been extended and refurbished to a fabulous standard creating a highly desirable home offering over 2,500 sqft of flexible accommodation and positioned on a larger than average plot backing onto open fields.

ACCOMMODATION

Immaculate detached home
Over 2,500sqft of living accommodation
Extended and refurbished to exacting standards
4/5 bedrooms
Large corner plot
Extensive outbuildings
Far reaching views
Sought-after village 15 mins from Harrogate



GSC GRAYS

PROPERTY • ESTATES • LAND

15-17 High Street, Boroughbridge, York, YO51 9AW

01423 590500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



Description

22 Hollins Close is an amazing home which has been the subject of total refurbishment and reconfiguration. The current owners have left no stone unturned in the programme of updating, and the property is in genuine show home condition. With a stunning open plan living-dining-kitchen and high-end finishing throughout, the home, which offers flexible living accommodation, is positioned on a larger than average plot on the edge of open countryside. Perfect for families or downsizers, the home is currently laid out as four bedrooms and three reception rooms, however this could be changed dependent on the new owners' requirements. With over 2,500sqft of accommodation with underfloor heating throughout the ground floor plus garden room/gym and large workshop/garage, this home will generate huge interest.

Briefly comprising:

To the Ground Floor:

Entrance hall with oak flooring, cloaks cupboard and stairs to the first floor. Access to two bedrooms and shower room. Amazing open plan living-dining-kitchen with superb kitchen and huge central island with quartz worktop, a vast array of storage units and integrated appliances. This area flows seamlessly into the dining area which has a wood burning stove creating warmth and a cosy feel and on into the family area with full height glazed doors leading to the raised decking to the rear of the house and garden beyond. There is a super family room/snug with wood burner and feature entertainment wall and study which could equally be used as additional bedroom space. To the side of the kitchen is a large utility room with rear pedestrian access door to the garden.

To the first floor: A pretty landing with Velux roof lights leads to the principal bedroom suite with fabulous dressing room and extensive storage. Bedroom two is found to the rear of the property and this also has cleverly concealed storage. There is an excellent house bathroom with freestanding slipper bath and separate shower cubicle.





Externally

The property is positioned on a larger than average plot and has extensive parking for numerous vehicles. The driveway leads to the garage and workshop which is perfect for the car enthusiast or for those with hobbies needing to be housed away from the main house. There is a large garden room positioned to the bottom of the garden and this is currently used as a gym. This space could equally be used as a home office or additional living accommodation subject to planning. Adjacent to this is a useful garden store. The garden to the rear is an absolute delight. Perfect for families as it is a super space for children to play, it also offers a degree of tranquillity as it overlooks open countryside.

The Appeal of Our Home - The Owners' Insight

We affectionately refer to 22 Hollins Close as our little hideout. Nestled at the end of a quiet cul-de-sac, it allows us to enjoy the vibrant village activities while providing a peaceful retreat. For the past 15 years, we've happily called this street home, raising our boys—now 12 and 14—benefiting from the excellent local village school and now attending the Grammar School. The village caters to all ages, boasting a local pub, shop, café, village room and memorial hall. These host a variety of activities, including Pilates, playgroups, circuit classes, and snooker sessions. The library, coffee mornings, and evening events catered by locals add to the community spirit. And let's not forget the popular Village Feast weekend in July.

Tenure
Freehold



Situation and Amenities

This stunning detached property is situated in a quiet cul-de-sac position on Hollins Close in Hampsthwaite. The village is in the heart of popular Nidderdale, on the border of the Nidderdale Area of Outstanding Natural Beauty and has an excellent array of amenities. These include primary school, pub, café, village shop, and regular bus service to Harrogate and Pateley Bridge. It is conveniently located just a 15-minute drive from Harrogate town centre which has an increased level of services and train station providing rail access to Leeds and London.

Local Authority and Council Tax Band

North Yorkshire Council Band F

Services and Other Information

All mains services are connected

Particulars and Photographs

Particulars were written and photographs taken in August 2024

What 3 Words

steadier.homecare.sharpen

Viewings

By appointment with GSC Grays 01423 590 500

Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 2374 SQ.FT.
(220.5 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1588 SQ.FT.
(147.3 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING OUTBUILDINGS 2574 SQ.FT. (236.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

