

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



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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 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

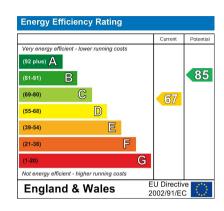
By appointment with GSC Grays 01423 590 500

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