



8 HOLLINS CLOSE
Hampsthwaite, Harrogate



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HAMPSTHWAITE, HARROGATE, HG3 2EH

Ripon 11.9 miles • Harrogate 4.2 miles • York 25.3 miles • Skipton 19.4 miles

AN AMAZING SEMI-DETACHED PROPERTY THAT HAS BEEN EXTENDED AND REFURBISHED TO A FABULOUS STANDARD CREATING A HIGHLY DESIRABLE 4 BEDROOM HOME OFFERING AROUND 2,000 SQFT OF FLEXIBLE ACCOMMODATION AND POSITIONED ON A LARGER THAN AVERAGE PLOT BACKING ONTO OPEN FIELDS.

Stunning 4 bedroom property which has been skilfully updated and extended

Three bathrooms

Open plan living/dining/kitchen

Additional reception room

Amazing gardens backing onto open countryside

Super larger than average garage

Highly sought-after location

Perfect for both families and downsizers



GSC GRAYS

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8 Hollins Close

Hollins close is a super property of deceptive proportions, which has been skilfully extended and updated to exacting standards to offer 4 bedroom accommodation. Perfect for a broad range of purchasers the property is Tardis like and offers genuine turnkey accommodation that purchasers would be delighted to own. Positioned on a larger than average plot which backs onto beautiful open countryside, the property is positioned in the sought-after village of Hamphthswaite.

Briefly comprising to the ground floor: Reception Hall with storage cupboards, Large open plan lounge/dining room leading to the fully fitted kitchen with large centre island and utility beyond, snug/office, master bedroom with ensuite, further bedroom and house bathroom.

To the first floor: Super multi-functional landing area with storage cupboards and Velux roof lights. This is a perfect as a reading area. Bedroom three has the real wow factor with dual aspect windows and views over the gardens and open fields, under eaves storage areas. Further double bedroom.





Outside

To the front of the property is off street parking for a number of vehicles and there is a large, detached garage. The gardens are an absolute delight and the current owners have spent many hours creating this superb space. There are stone wall boundaries adjacent to open fields and there is a patio area with steps leading to rockery and a fantastic green house. The Garden room is a useful multifunctional space perfect for relaxing or for those wanting to work from home.

Situation & Amenities

This delightful semi-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.

The Appeal of our Home – The Owners Insight

We developed our house from an ordinary, not very exciting, 2 bedroomed, bungalow into an extraordinary house that never fails to surprise and delight us and visitors alike. The open plan living area makes it a home in every sense and with the views on offer makes it the most relaxing environment. With our Snug, Landing, Garden Room and Workshop/ Garage we have great “quiet space” for relaxing with interests, reading and conversation. We are fond of our house because friends and family love it too. It has loads of space which we cherish, whether it is our generously sized Bedrooms, three bathrooms or the outside entertaining areas. We have developed a great interest in Gardening because of living here, hence the addition of our super Greenhouse. We shall be sad to leave but we will have pleasure in knowing that we will be passing on a memorable home.

Services & other Information

All mains services are connected.

Local Authority & Council Tax Band

North Yorkshire County Council – Band D

EPC

Rate D

Fixtures & Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

Rights of Way, Wayleaves & Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

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Viewings

Strictly by appointment with GSC Grays - T: 01423 590500.





TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE, GARDEN ROOM & EAVES STORAGE 1997 SQ.FT. (185.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		106
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, 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 do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
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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.

Particulars written: September 2026

Photographs taken: September 2026