



VERITY
FREARSON

135 HOOKSTONE ROAD, HARROGATE, HG2 8QJ

OFFERS OVER £950,000

135 HOOKSTONE ROAD,

Harrogate, HG2 8QJ

A spacious and beautifully presented six-bedroom detached property occupying an attractive elevated position in this sought- after location on the south side of Harrogate. This impressive property has been extended and modernised by the current owners to provide accommodation appointed to a high standard over three levels.

On the ground floor there are two good-sized reception rooms together with a stunning open-plan living kitchen with high-quality fitted kitchen and bi-folding doors overlooking the garden. There is also a utility room and downstairs shower room, together with a spacious reception hall. Upstairs, there are six good-sized bedrooms together with a modern house bathroom and en-suite shower room. The property occupies a generous plot with a driveway which provides ample off-road parking and leads to the newly built detached garage with electric door. The property is surrounded by the attractive garden with mature planted borders, lawn and two large paved sitting areas, on an elevated position on the south side of Harrogate, well served by excellent local amenities which include sought-after local primary and secondary schools, shops and Hornbeam Park railway station.



2 Reception Rooms · Living Kitchen · Utility Room · Cloakroom

6 Bedrooms · En-Suite Shower Room · House Bathroom

Ample Parking · Newly Built Double Garage · Lawned Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A large reception hall with window and glazed door to front. Under stairs cupboard.

CLOAKROOM

With WC and washbasin set within a vanity unit.

SITTING ROOM

A large reception room with engineered oak floor. Bay window to front and attractive stone fireplace with wood-burning stove. Glazed bi-folding doors lead to the living kitchen.

FAMILY ROOM

A further good-sized reception room with windows to front and side. Stone fireplace with wood-burning stove.

LIVING KITCHEN

A stunning open-plan living space with tiled flooring with under floor heating. There are good-sized sitting and dining areas with windows to the rear, skylight windows and glazed bi-folding doors leading to

the garden. The kitchen comprises a range of modern wall and base units with quartz worktops and breakfast bar. Integrated appliances including a dishwasher, cooker with extractor hood above, microwave and drinks fridge.

UTILITY ROOM

With worktop and sink and plumbing for washing machine. A boiler room provides useful storage space.

FIRST FLOOR

BEDROOM 1

A double bedroom with windows to front and side. Fitted wardrobes and drawers.

EN-SUITE SHOWER ROOM

A modern white suite with a WC, washbasin set within a vanity unit, and large walk-in shower. Window to rear and heated towel rail. Tiled walls and floor with under-floor heating.

BEDROOM 2

A further double bedroom with window to front and fitted wardrobes.

BEDROOM 3

A double bedroom with window to rear and fitted wardrobes.

BEDROOM 4

A double bedroom with window to rear and fitted wardrobes.

BEDROOM 5

A further bedroom currently used as a home office. Window to side.

BATHROOM

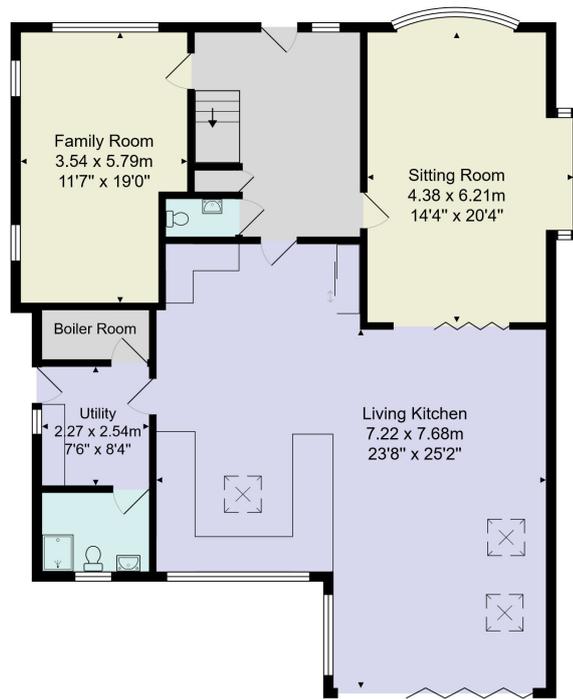
A modern white suite with WC, washbasin set within vanity unit and large walk-in shower. Window to side. Heated towel rail. Tiled walls and floor with under-floor heating.

SECOND FLOOR

BEDROOM 6 / LIVING AREA

A further large bedroom with office space/living area with skylight windows and generous eaves storage space.

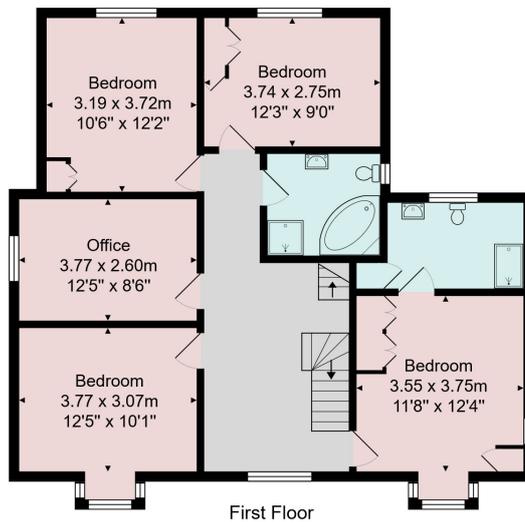
FLOOR PLAN



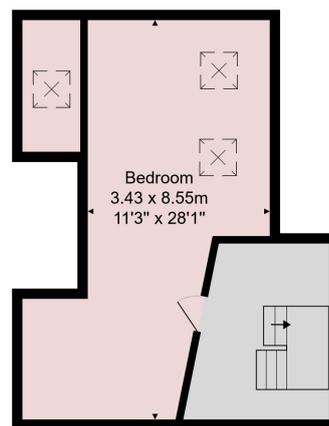
Ground Floor

Total Area: 275.9 m² ... 2970 ft²

All measurements are approximate and for display purposes only.
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First Floor



Second Floor

Outside

A gravelled driveway provides ample off-road parking and leads to the newly built large double garage which has light and power and electric door. Paved steps lead to the garden which has a lawn, mature well-stocked borders and two large paved sitting areas.

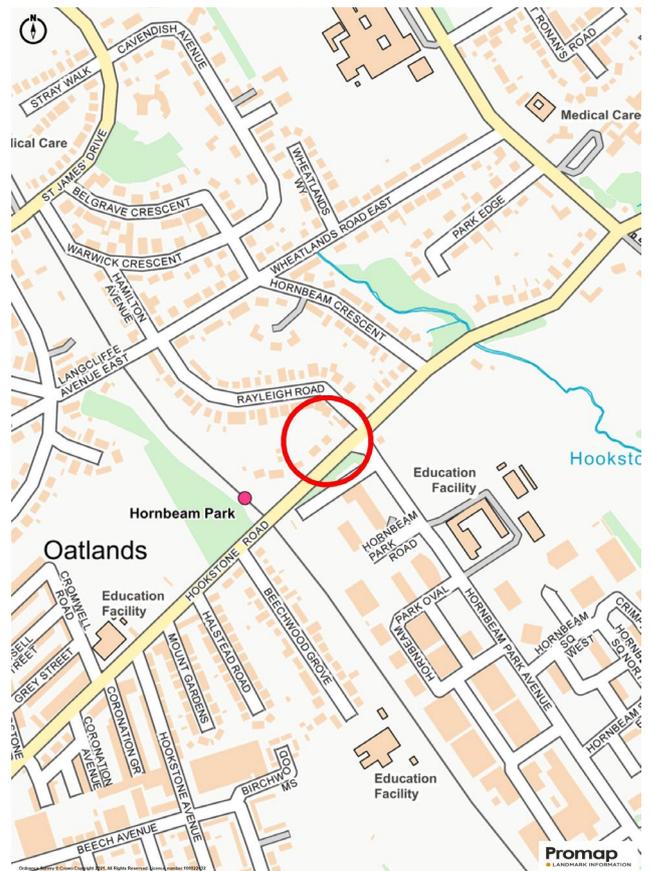
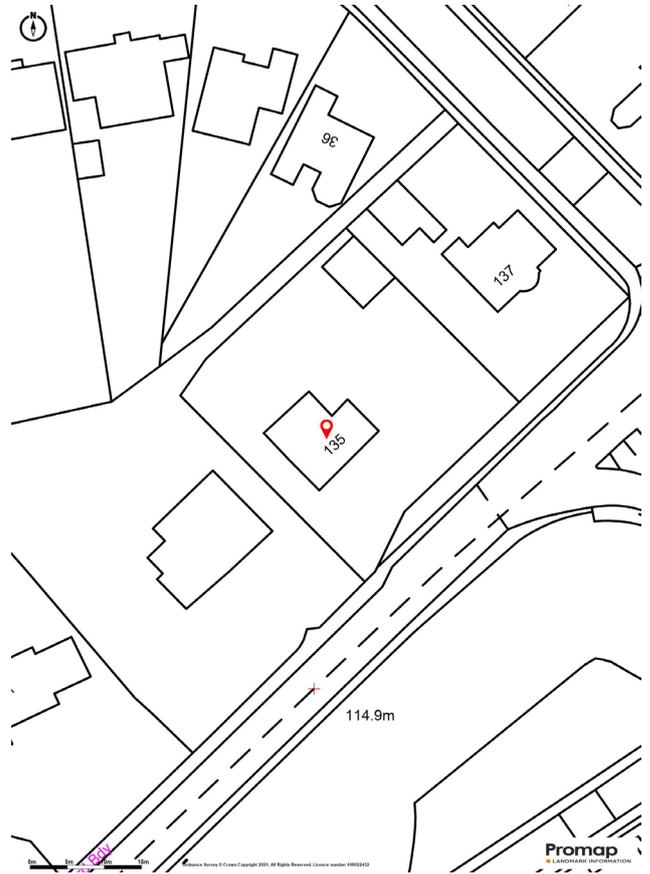
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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