



34 Hookstone Way, Harrogate, North Yorkshire, HG2 7DE

£275,000

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A very well-presented and deceptively spacious three-bedroom semi-detached house featuring a stunning dining kitchen with glazed bi-folding doors, forming part of a quiet and convenient residential cul-de-sac.

This super property offers excellent family accommodation, with modern kitchen and bathroom fittings, spacious sitting room with wood-burning stove, gas central heating and double glazing throughout. Parking to front, garage and private enclosed rear garden with artificial grass.

Popular residential cul-de-sac just off Hookstone Chase, well served by local shops and services, conveniently located on the southeastern outskirts of Harrogate, close to the southern bypass.





GROUND FLOOR

SITTING ROOM

A spacious reception room with window to front and wood-burning stove. Under stairs cupboard.

DINING KITCHEN

With a spacious dining area with bi-folding doors leading to the garden. The kitchen comprises a range of modern wall and base units with gas hob, integrated oven, integrated fridge / freezer, dishwasher and drinks fridge. Paragraph window to rear and glazed door to side.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A double bedroom with window to rear.

BEDROOM 3

A further good-sized bedroom with window to rear.

SHOWER ROOM

A modern white suite with WC, washbasin and shower. Heated towel rail. Window to front.

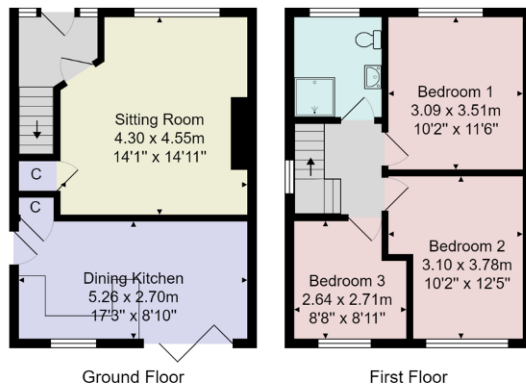
OUTSIDE

A driveway to the front provides off-road parking and leads to a **GARAGE**. Lawned garden to the front together with an attractive rear garden with paved sitting area and artificial grass.

Tenure - Freehold

Council Tax Band - C





Total Area: 78.0 m² ... 839 ft²

All measurements are approximate and for display purposes only.

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