



VERITY
FREARSON

91 HOOKSTONE DRIVE, HARROGATE, HG2 8PH

OFFERS OVER £700,000

91 HOOKSTONE DRIVE

Harrogate, HG2 8PH

A fantastic opportunity to purchase a fully refurbished, contemporary four-bedroom detached property situated in a sought-after location close to popular local schooling.

This excellent property has been fully modernised and updated by the current owners to provide stylish and beautifully presented accommodation. On the ground floor there are two good-sized reception rooms, together with a stunning open-plan dining kitchen which has glazed doors leading to the front and rear gardens. There is also a downstairs WC and access to the integral double garage. Upstairs, there are four double bedrooms plus a bathroom and en-suite shower room. The property has attractive lawned garden to the front and there is a further garden area to the rear. A triple-width drive provides off-road parking and leads to the integral double garage.

The property is situated in this delightful position on the corner of Wayside Close and Hookstone Drive, close to excellent local amenities including popular schools, railway station, and just a short distance from the town centre.



2 Reception Rooms · Dining Kitchen · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Triple-Width Driveway · Double Garage · Attractive Gardens To Front And Rear







ACCOMMODATION

GROUND FLOOR SITTING ROOM

Spacious reception room with windows to front and side. Oak flooring.

CINEMA ROOM

A further reception room with window to side. Cinema equipment available by way of separate negotiation.

DINING KITCHEN

A stunning open-plan kitchen and dining area with glazed doors leading to the front and rear gardens. Dining area with wooden flooring. Stylish fitted kitchen comprising a range of wall and base units with island and breakfast bar. Electric hob, oven, microwave, dishwasher and fridge / freezer. A door leads to the integral garage where there is space and plumbing for utilities.

CLOAKROOM

With WC and washbasin set with a vanity unit. Tiled walls and floor.

FIRST FLOOR BEDROOM 1

A large double bedroom with windows to front and side.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin and large walk-in shower. Tiled walls and floor.

BEDROOM 2

A double bedroom with window to front and fitted wardrobes.

BEDROOM 3

A double bedroom with window to rear.

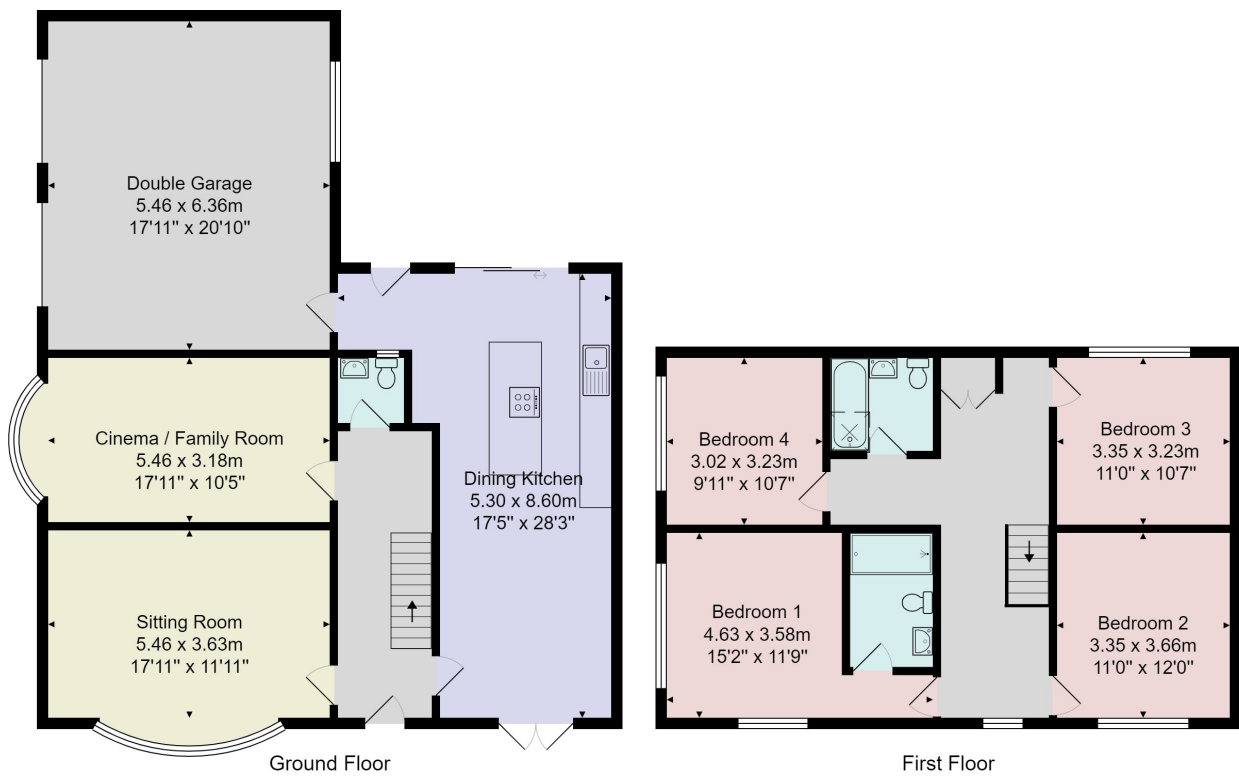
BEDROOM 4

A further good-sized bedroom with window to side.

BATHROOM

A modern white suite with WC, washbasin set within a vanity unit and bath with shower above. Tiled walls and floor, window to rear and heated towel rail.

FLOOR PLAN



Total Area: 198.8 m² ... 2140 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

A generous drive provides off-road parking and leads to the integral double garage. There are attractive gardens to the front and rear with a large front garden with lawn together with a further rear garden which provides a private outdoor sitting area.

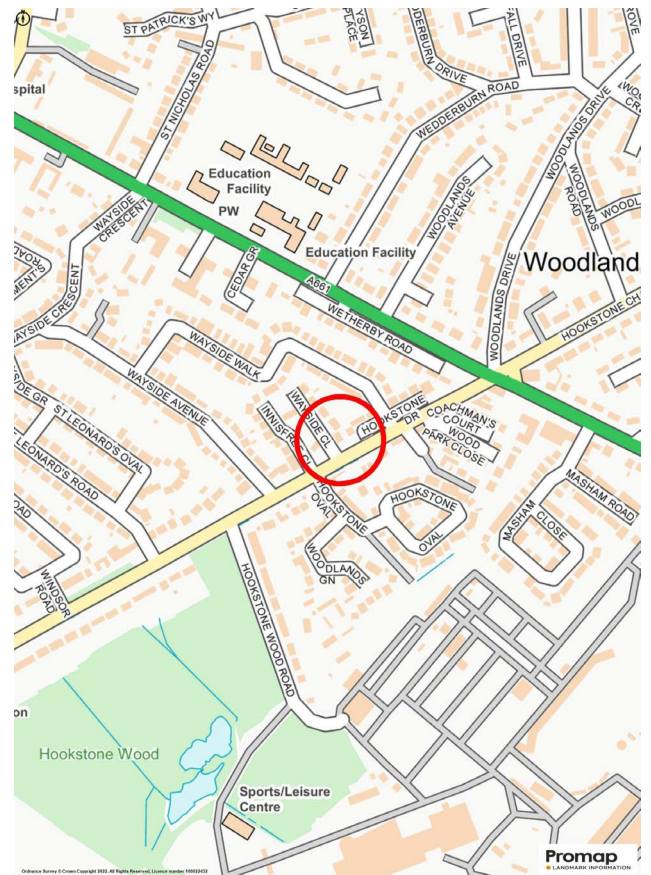
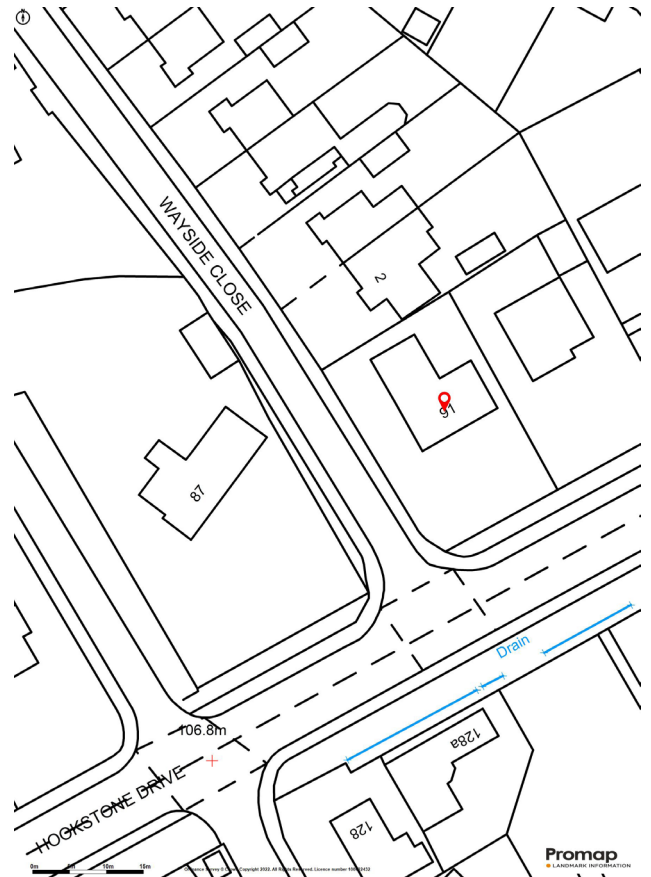
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
	70
	81
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfrearson.co.uk
verityfrearson.co.uk





VERITY
FREARSON

verityfearson.co.uk