



41 Hookstone Chase, Harrogate, North Yorkshire, HG2 7HJ

£450,000

Guide Price

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A fantastic opportunity to purchase a spacious and well-presented four-bedroom detached house with garage and good-sized garden, situated in his popular location on the outskirts of Harrogate.

This super property provides generous accommodation comprising a sitting room, dining kitchen and downstairs WC, and has the benefit of a utility room and a snug / office which provides additional living accommodation. Upstairs, there are four good-sized bedrooms, including the main bedroom which has a modern en-suite shower room, and there is also a house bathroom. A driveway provides ample off-road parking and leads to an integral garage. The property occupies a generous corner plot with an attractive lawned garden and patio.

The property is situated in this super position set back from Hookstone Chase, well served by excellent local amenities and schools and convenient for access to Harrogate and Knaresborough and the A1(M). Offered for sale with no onward chain.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with windows to front.

### **CLOAKROOM**

With WC and washbasin.

### **DINING KITCHEN**

A large L-shaped kitchen with dining area and glazed doors leading to the garden. The kitchen comprises a range of wall and base units with range cooker, space for fridge, integrated dishwasher and large under-stairs cupboard.

### **UTILITY ROOM**

With fitted worktop and units below and sink. Space and plumbing for washing machine and tumble dryer.

### **SNUG / STUDY**

Providing a further sitting area or useful workspace with glazed doors leading to the garden.

## **FIRST FLOOR**

### **BEDROOMS**

There are four bedrooms, including a main bedroom with fitted wardrobes and en-suite shower room.

### **EN-SUITE SHOWER ROOM**

A white modern suite with WC, washbasin set with a vanity unit and large shower. Heated towel rail.

### **BATHROOM**

A white suite with WC, washbasin, and bath with shower above. Heated towel rail.

### **OUTSIDE**

A driveway provides parking and leads to an integral garage. The property occupies a generous plot with an attractive lawned garden surrounding the property with extensive paved sitting area.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 149.4 m<sup>2</sup> ... 1608 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.  
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