



VERITY
FREARSON

155 HOOKSTONE ROAD, HARROGATE, HG2 8QH

OFFERS OVER £700,000

155 HOOKSTONE ROAD,

Harrogate, HG2 8QH

A most impressive three-bedroom detached bungalow with the benefit of a self-contained one- bedroom annexe, with attractive and generous gardens in this attractive position overlooking open countryside.

This individual property provides generous and flexible accommodation with gas-fired central heating. On the ground floor a spacious reception hall leads to a large L-shaped reception room, the kitchen, cloakroom, three bedrooms and bathroom. Fixed stairs lead to the first floor, where there is a large attic room which provides a variety of potential uses. The property also has the benefit of a self-contained annexe, which provides accommodation suitable for those with dependent relatives or those who require a home office and has a private entrance to the front and access to the garden to the rear. A drive provides ample off-road parking and leads to a carport.

The property occupies a delightful plot, having large and attractive gardens with a pleasant aspect over the surrounding countryside and adjoining woodland in this convenient location, close to popular local schooling and within a few minutes' walk of Hornbeam Park railway station.



2 Reception Rooms · Kitchen · Cloakroom

3 Bedrooms · Bathroom · Attic Room

Annexe - Sitting Area · Bedroom · Conservatory · Kitchen · Shower Room

Off-Road Parking · Carport · Large Lawned Garden







ACCOMMODATION

MAIN HOUSE GROUND FLOOR RECEPTION HALL

A spacious reception hall with large fitted cupboards.

SITTING / DINING ROOM

A spacious L-shaped reception room with wood-burning stove. Glazed door leads to the garden room.

GARDEN ROOM

Providing a further sitting area with windows and glazed doors overlooking the garden.

KITCHEN

Range of wall and base unit with worktop and breakfast bar. Gas hob, integrated oven, microwave and dishwasher.

CLOAKROOM

With WC and washbasin.

BEDROOMS

There are three good-sized bedrooms.

BATHROOM

With WC, bidet, washbasin and bath with shower above.

FIRST FLOOR ATTIC ROOM

A fixed staircase provides access to a large attic room, which has a variety of potential uses, subject to obtaining the necessary consents.

ANNEXE

There is a self-contained annexe (converted from the original double garage circa 15 years ago) with the benefit of a private entrance from the front and direct access to the rear garden. The accommodation comprises -

SITTING AREA

With window to front and fireplace with electric fire.

BEDROOM AREA

With window overlooking the garden.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden.

KITCHEN

A small kitchen with fitted units, worktops, sink and cooker.

SHOWER ROOM

With WC, washbasin and shower.

FLOOR PLAN



Total Area: 237.7 m² ... 2559 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.
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Outside

A generous drive provides off-road parking and leads to a carport. There is an attractive front garden and to the rear there is a large lawned garden with well-stocked borders, paved, sitting areas and various sheds providing useful storage space.

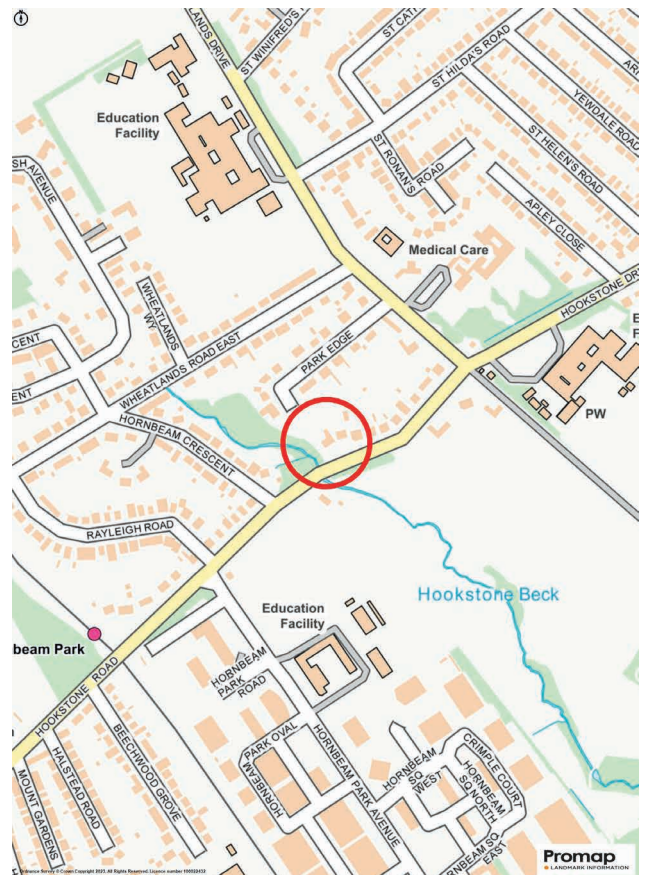
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	73
(21-38)	F		
(1-20)	G		
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





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