

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

verityfearson.co.uk



40 Hookstone Road, Harrogate, North Yorkshire, HG2 8BW

£425,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

40 Hookstone Road, Harrogate, North Yorkshire, HG2 8BW

A stunning three bedroom family home offering stylish and extended living accommodation.

This superb home is situated in a very attractive position overlooking the adjoining playing fields, the south side of Harrogate, within walking distance of excellent local schools, Hornbeam railway station, Marks and Spencer Food Hall and fashionable local shopping parade.

An internal viewing is strongly recommended to appreciate the overall style and quality of the accommodation.





The well appointed accommodation benefits from gas central heating and uPVC double glazing and comprises:

GROUND FLOOR

ENTRANCE HALL

With tiled floor and stairs to first floor.

LOUNGE

Bay window to the front. Open fire place with tiled hearth.

EXTENDED SITTING/DINING ROOM

A particularly attractive good sized room with doors to the rear garden. Opening to:

STYLISH KITCHEN

Range of wall and base units, Belfast sink, Neff double oven and microwave, 5 ring gas hob and Quartz work surfaces.

CLOAKROOM

Low flush WC, wash basin and modern tiling.

UTILITY ROOM

FIRST FLOOR

Spacious landing, access to roof void.

BEDROOM ONE

Windows to rear, built in wardrobes.

BEDROOM TWO

Windows to front, built in wardrobes.

BEDROOM THREE

Windows to front.

LUXURY BATHROOM

Bath with shower over, low flush WC, wash basin, floor to ceiling tiling. Windows to rear and side.

OUTSIDE

Block pave drive provides ample off-street parking.

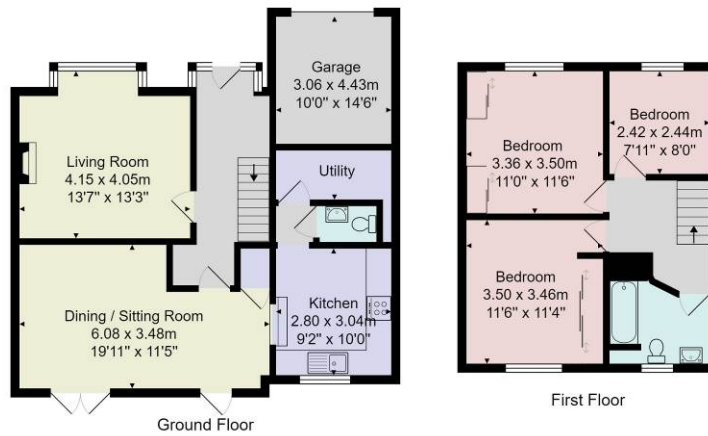
Single garage with electric door.

Attractive and enclosed south facing garden incorporating shaped lawn, decked seating area and planted borders.

Tenure - Freehold

Council Tax Band - D





Total Area: 112.4 m² ... 1209 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.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

