



26 Hookstone Grange Court, Harrogate, HG2 7BP

£325,000

Offers Over

26 Hookstone Grange Court, Harrogate, HG2 7BP

A beautifully presented and spacious four-bedroomed middle-of-terrace modern property with attractive garden and outside bar / entertaining space, situated in this quiet and convenient location.

This impressive property is appointed to a high standard and provide generous accommodation comprising a good-sized sitting room together with a dining kitchen and conservatory extension. On the ground floor there is also a downstairs WC and double bedroom. Upstairs, there are three bedrooms, including the main bedroom which has an ensuite shower room and there is a modern house bathroom. Outside, a driveway provides parking and leads to the garage /store and to the rear there is an attractive garden with various outdoor sitting areas. The property has a superb garden room/bar which provides an excellent outdoor entertaining space and has potential to be used as a work from home office if required.

The property is situated at the head of this quiet cul-de-sac within this quiet and convenient location, well served by excellent local amenities, including the railway station.





GROUND FLOOR

LOUNGE

A spacious reception room with window to front. Attractive fireplace with living-flame gas fire.

DINING KITCHEN

With a spacious dining area and window overlooking the garden. The kitchen comprises a range of modern fitted units with gas hob, electric oven and space for appliances.

CONSERVATORY

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

CLOAKROOM

With WC and washbasin.

BEDROOM 4

Providing an additional ground floor double bedroom with skylight window.



FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms on the first floor, including the main bedroom which has an ensuite shower room and fitted wardrobes.

EN-SUITE

A white modern suite comprising WC, washbasin and shower.

BATHROOM

A white suite comprising WC, washbasin and free-standing bath.



OUTSIDE

A driveway to the front provides parking and leads to the garage/store. To the rear of the property there is an attractive garden with lawn and paved sitting area and decked terrace. A gravel pathway leads to the garden room / bar.

GARDEN ROOM / BAR

Situated at the bottom of the garden is a superb garden room/bar. This room is insulated and has light and power and provides excellent additional space, currently used as an outdoor bar and entertaining space but with potential for use as a work from home office/gym etc.



Tenure - Freehold

Council Tax Band - D



Total Area: 104.6 m² ... 1126 ft² (excluding bar)
 All measurements are approximate and for display purposes only.
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