

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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41 Hookstone Road, Harrogate, North Yorkshire, HG2 8BT

£425,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

41 Hookstone Road, Harrogate, North Yorkshire, HG2 8BT

A superb four-bedroomed town house providing spacious accommodation over three floors.

The property has been appointed to a high standard whilst retaining many original features and its original charm. Upstairs there are four double bedrooms, two of which have en-suite shower rooms, and a modern house bathroom. On the ground floor there are two good-sized reception rooms, and a stylish kitchen which has glazed doors leading to the attractive courtyard garden.

Situated in a popular position to the south side of Harrogate just off Leeds Road, the property is convenient for a local shopping parade and excellent local schooling. Hornbeam Park railway station is also within easy walking distance.





GROUND FLOOR

SITTING ROOM

A spacious reception room with window to front with fitted shutters. Fireplace with wood-burning stove. Fitted shelving and cabinets.

DINING ROOM

A further good-sized reception room with window to rear with fitted shutters. Attractive rustic brick fireplace.

KITCHEN

With a range of fitted units, oak worktop with breakfast bar, Belfast sink and integrated dishwasher. Point for a range cooker and space and plumbing for a fridge and washing machine. Windows and glazed doors lead to the garden.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front with fitted shutters. Fitted wardrobes.

EN-SUITE SHOWER ROOM

A modern white suite with WC, basin and large walk-in shower. Heated towel rail.

BEDROOM 2

A further bedroom with window to side and fitted shelving.

BATHROOM

A modern white suite with WC, basin and bath with shower above. Window to rear. Tiled floor. Heated towel rail.

SECOND FLOOR

BEDROOM 3

A double bedroom with window to front.

EN-SUITE SHOWER ROOM

A modern white suite with WC basin and walk-in shower. Tiled floor. Heated towel rail.

BEDROOM 4

A further good-sized bedroom with skylight window to rear. Useful storage area.

OUTSIDE

To the rear of the property there is an attractive paved courtyard garden which provides an attractive outdoor sitting area.

AGENTS NOTE

The property has the advantage of a brand new roof.

Tenure - Freehold

Council Tax Band - C





Total Area: 141.5 m² ... 1523 ft²
 All measurements are approximate and for display purposes only.
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