



22 Hookstone Road, Harrogate, North Yorkshire, HG2 8BX

**£425,000**

Guide Price

## 22 Hookstone Road, Harrogate, North Yorkshire, HG2 8BX

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A beautifully presented and cleverly extended three-bedroom middle-of-terrace property in this most convenient location on the south side of Harrogate.

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This super property provides generous accommodation over three levels with a most impressive open-plan living area and kitchen with glazed doors overlooking the garden and sitting and dining areas. Upstairs, there are three double bedrooms, including the top floor bedroom which has an en-suite shower room, in addition to the stylish house bathroom.

There is an attractive landscaped garden at the rear of the property and forecourt garden to front. The property is situated in this popular location on the south side of Harrogate, well served by the local shops and services of Leeds Road and close to popular schools, Hornbeam Business Park and railway station.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **LIVING AREA AND KITCHEN**

An impressive living space with sitting and dining areas with bay window to front with fitted shutters. The kitchen comprises a range of stylish fitted units with oak worktop and breakfast bar, gas hob, integrated double oven, integrated dishwasher, fridge / freezer and washing machine. Glazed doors lead to the garden. Under-stairs storage cupboard.

## **FIRST FLOOR**

### **BEDROOM 1**

A large double bedroom with fitted wardrobes and window to front with fitted shutters.

### **BEDROOM 2**

A further good-sized bedroom.

## **BATHROOM**

A white modern suite comprising WC, washbasin set within a vanity unit, large walk-in shower, and free-standing bath. Heated towel rail. Tiled walls and floor.

## **SECOND FLOOR**

### **BEDROOM 3**

A large double bedroom with access to eaves storage and en-suite shower room.

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

A white modern suite comprising WC, washbasin and shower. Heated towel rail. Tiled walls and floor.

## **OUTSIDE**

To the rear of the property, there is an attractive paved garden providing an excellent outdoor entertaining space with planted borders and shed. Forecourt garden to front.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 117.4 m<sup>2</sup> ... 1264 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.  
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