



VERITY  
FREARSON

154 HOOKSTONE DRIVE, HARROGATE, HG2 8PF

£639,950

# 154 HOOKSTONE DRIVE,

*Harrogate, HG2 8PF*

**A spacious and beautifully presented four-bedroom semi-detached house with attractive garden and outdoor, fully insulated garden room, situated in this desirable location well served by excellent local amenities and popular schools.**

This most impressive property has been extended and modernised by the current owners to provide impressive accommodation, including a stunning open-plan living kitchen with glazed bi-folding doors leading to the garden, together with a separate sitting room and downstairs WC. On the upper floors there are four good-sized bedrooms, including the main bedroom which has an en-suite shower room and dressing room, in addition to the modern house bathroom. A generous driveway provides ample off-road parking and there is an attractive rear garden with lawn and garden room / home office.

The property is situated in this sought-after position within close proximity to the famous Harrogate Stray, Hookstone Woods, Hornbeam Park railway station as well as Harrogate town centre, and is well served by popular nearby primary and secondary schools.



Reception Room · Living Kitchen · Utility · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Good-Sized Lawned Garden · Fully Insulated Garden Room







## ACCOMMODATION

### GROUND FLOOR ENTRANCE HALL

#### LOUNGE

A spacious reception room with bay window and woodburning stove.

#### CLOAKROOM

With WC and washbasin. Heated towel rail.

#### LIVING KITCHEN

A stunning open-plan living kitchen with sitting and dining areas, having wood-burning stove and glazed bi-folding doors leading to the garden. The modern kitchen comprises a range of stylish fitted units with quartz worktops, island and breakfast bar. Electric hob, integrated oven, built-in microwave, fridge / freezer and dishwasher.

#### UTILITY CUPBOARD

The under-stairs utility is plumbed for a washing machine.

### FIRST FLOOR BEDROOMS

There are three bedrooms on the first floor.

#### BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail.

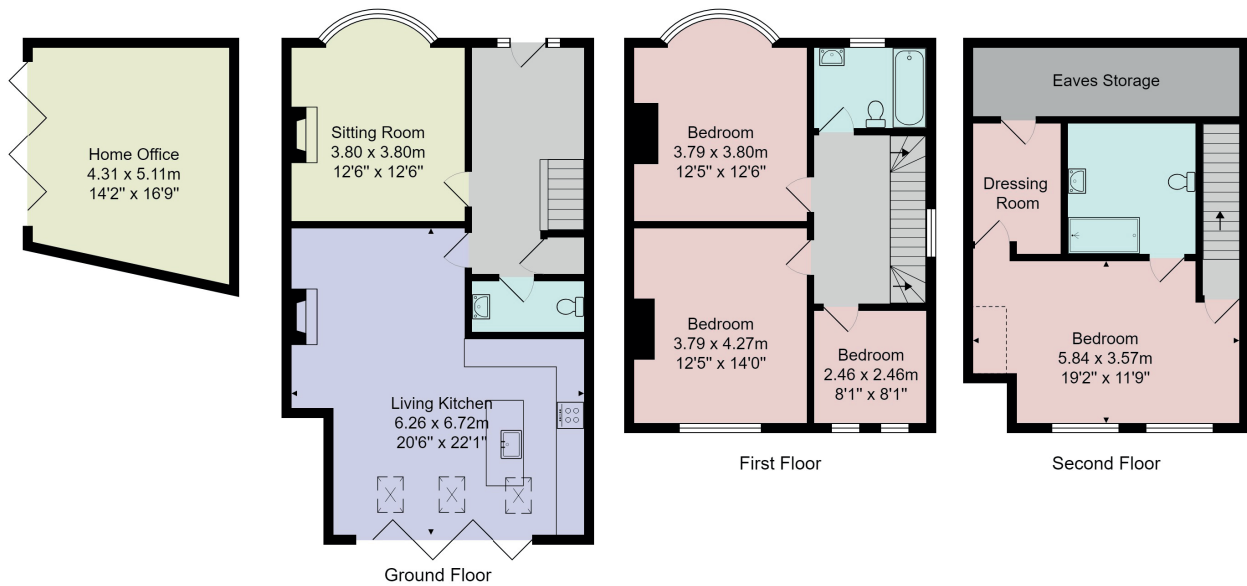
### SECOND FLOOR BEDROOM 1

A double bedroom with dressing room and en-suite shower room. Dormer window with attractive views.

#### EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin set within a vanity unit, and large walk-in shower.

# FLOOR PLAN



Total Area: 188.2 m<sup>2</sup> ... 2026 ft<sup>2</sup>

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

To the rear of the property there is an attractive and good-sized garden with lawn and paved sitting areas. A driveway to the front provides ample off-road parking.

### Garden Room

There is an excellent converted outbuilding in the garden that creates fully insulated, versatile accommodation, which would be ideal as an additional entertaining space, home office or gym etc.

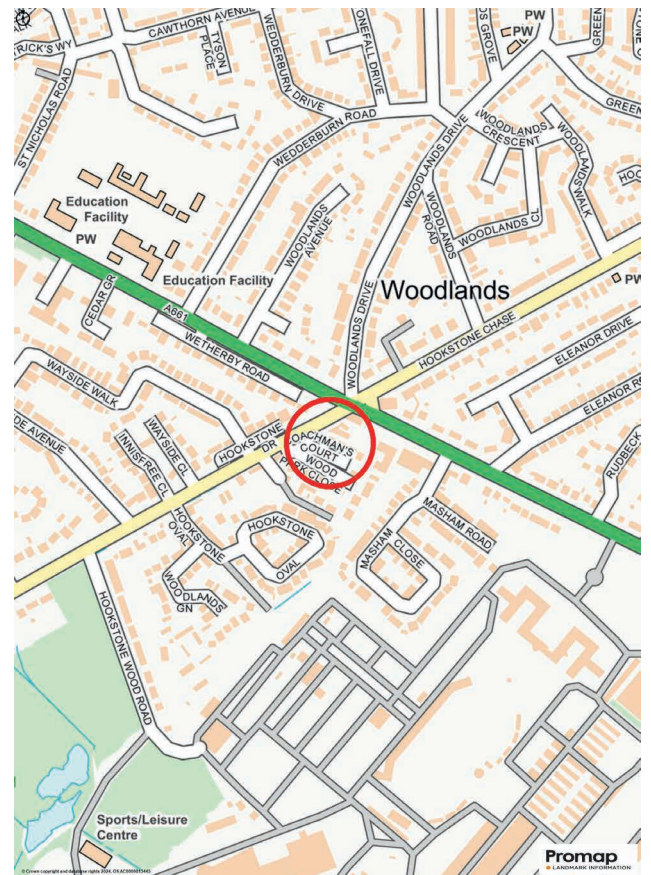
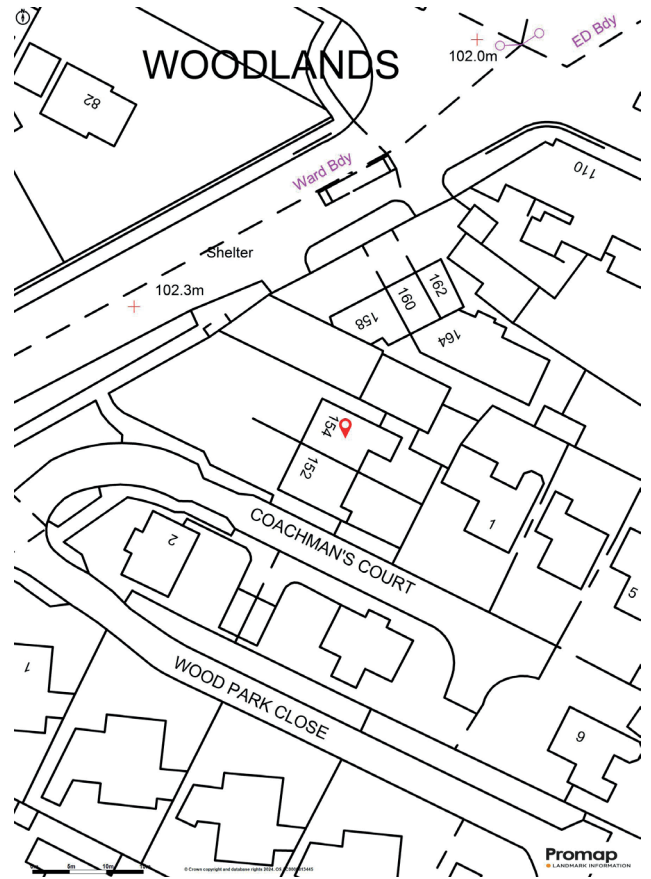
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - D



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	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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