



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

£425,000

Offers Over

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A well-presented four-bedroom town house situated in a popular position to the south side of Harrogate just off Leeds Road, conveniently placed close to a popular shopping parade, Hornbeam Park railway station, excellent schools, and the Nuffield Fitness Centre.

This most impressive property provides well-presented accommodation and benefits from gas central heating, uPVC double glazing, high quality kitchen and bathrooms, whilst retaining many original features. An internal viewing is essential.





GROUND FLOOR

ENTRANCE VESTIBULE

Period-style entrance door with stained-glass window leads to -

ENTRANCE HALL

Stripped wood flooring. Central heating radiator. Stairs leading to the first floor. Under-stairs cupboard.

CLOAKROOM

With low-flush WC and wash-hand basin. Tiled floor. Chrome heated ladder-style towel radiator.

LIVING ROOM

Sash bay windows to front. Stunning cast-iron period fireplace. Central heating radiator.

DINING ROOM

Double-glazed window to rear. Stripped wood flooring. Central heating radiator.

IMPRESSIVE BREAKFAST KITCHEN

With extensive range of framed white Shaker-style wall and base units with black granite work surfaces. Inset 1½-bowl sink unit. Space for range cooker and American-style fridge/ freezer. Integrated dishwasher. Limestone tiled floor with under-floor heating. The dining area features double doors leading to the rear garden. Velux window. Laundry cupboard with plumbing for washing machine. Wall-mounted Worcester gas-fired central heating boiler.

FIRST FLOOR

LANDING

Stairs leading to second floor. Built-in airing cupboard housing hot-water cylinder. Under-stairs cupboard.

BEDROOM 1

Double-glazed sash windows to front. Two central heating radiators. Cast-iron fireplace.

BEDROOM 2

Two double-glazed windows to the side. Central heating radiator.

STUNNING EN-SUITE SHOWER ROOM

A good-sized shower room with double shower cubicle and power shower, pedestal washbasin and low-flush WC. Limestone tiling with under-floor heating.

LUXURY HOUSE BATHROOM

Three-piece white suite incorporating bath with power shower over, pedestal wash-hand basin and low-flush WC. Limestone tiling with under-floor heating. uPVC window to rear.

SECOND FLOOR

HALF LANDING

Built-in storage cupboards. Velux window.

BEDROOM 3

uPVC window to front. Central heating radiator. Ornate cast-iron fireplace.

BEDROOM 4

Velux window. Central heating radiator.

Tenure - Freehold

Council Tax Band - C



Total Area: 149.0 m² ... 1604 ft²
 All measurements are approximate and for display purposes only.
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