



VERITY
FREARSON

13 HOOKSTONE CHASE, HARROGATE, HG2 7HH

£875,000

13 HOOKSTONE CHASE,

Harrogate, HG2 7HH

A most impressive five bedroom semi-detached stone-built property occupying a generous plot with ample parking and attractive gardens, situated in this convenient location close to Harrogate town centre. This stunning property has been updated and modernised to a high standard by the current owners and provides high-quality and spacious accommodation over three levels.

On the ground floor there is a large reception hall with tiled flooring which leads to the spacious sitting room and stunning open-plan kitchen and living area. There is also a downstairs cloakroom /WC and utility room. On the upper floors there are six bedrooms, all of which are a very good size and including a master suite with dressing room. There is a modern bathroom with large shower and roll-top bath and two en-suite shower rooms. A particular feature of the property is the generous garden with extensive lawn, paved and decked, sitting areas and a driveway provides ample off-road parking.

The property is located in this convenient location, well served by excellent local amenities, shops and schools, and just a short distance from the Stray and Harrogate town centre.



Living Room · Living Kitchen · Utility Room · Cloakroom

6 Bedrooms · 2 En-Suites · Bathroom

Off-Road Parking · Attractive Lawned Gardens · Cellar







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

An impressive reception hall with tiled flooring and under-stairs cupboard.

LIVING ROOM

A spacious reception room with bay window and fitted shutters. Attractive marble fireplace with open fire.

LIVING KITCHEN

A stunning open-plan Tom Howley kitchen and living space with sitting and dining areas and wood-burning stove. The kitchen comprises a range of quality fitted units with quartz worktops and island. Range cooker and integrated appliances. Glazed doors lead to the garden.

UTILITY ROOM

With fitted units, worktops and sink. Space and plumbing for washing machine.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms on the first floor

BATHROOM

A modern white suite comprising WC, washbasin, free-standing roll-top bath and large walk-in shower.

SECOND FLOOR

There are two further bedrooms on the second floor, each with en-suite shower rooms. The main bedroom is of particularly impressive proportions and has a large dressing room with fitted wardrobes and modern en-suite shower room.

EN-SUITE 1

A modern white suite with WC, twin washbasins set atop a vanity unit and large walk-in shower.

EN-SUITE 2

A white suite comprising WC, washbasin and shower.

CELLAR

Provides storage.

FLOOR PLAN



Total Area: 265.6 m² ... 2859 ft²

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

The property occupies a particularly generous plot. A driveway provides ample parking to the front of the property. To the rear there is a most impressive garden with lawn, well-stocked planted borders and extensive paved and decked sitting areas. There are useful outbuildings providing storage, and a boiler room.

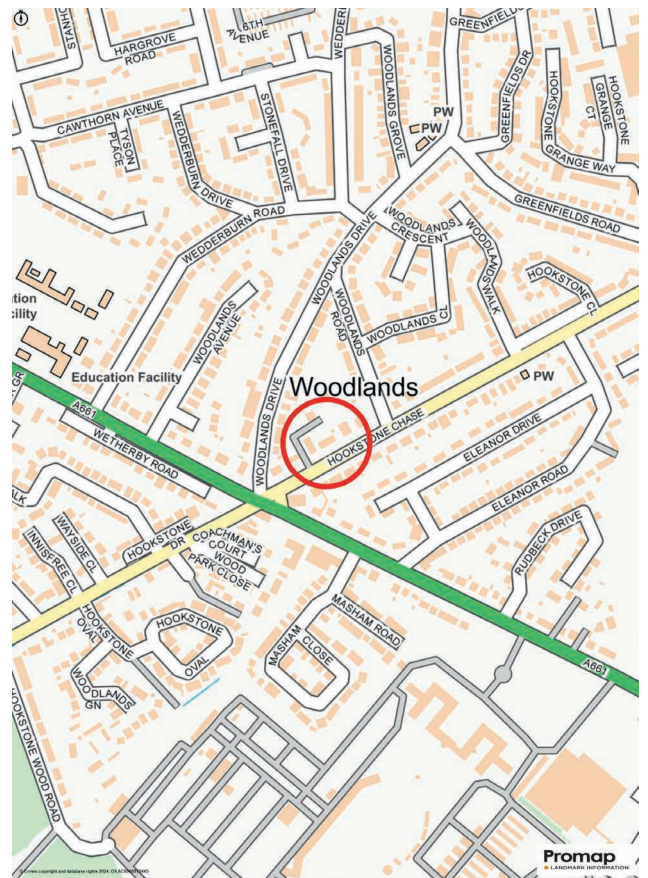
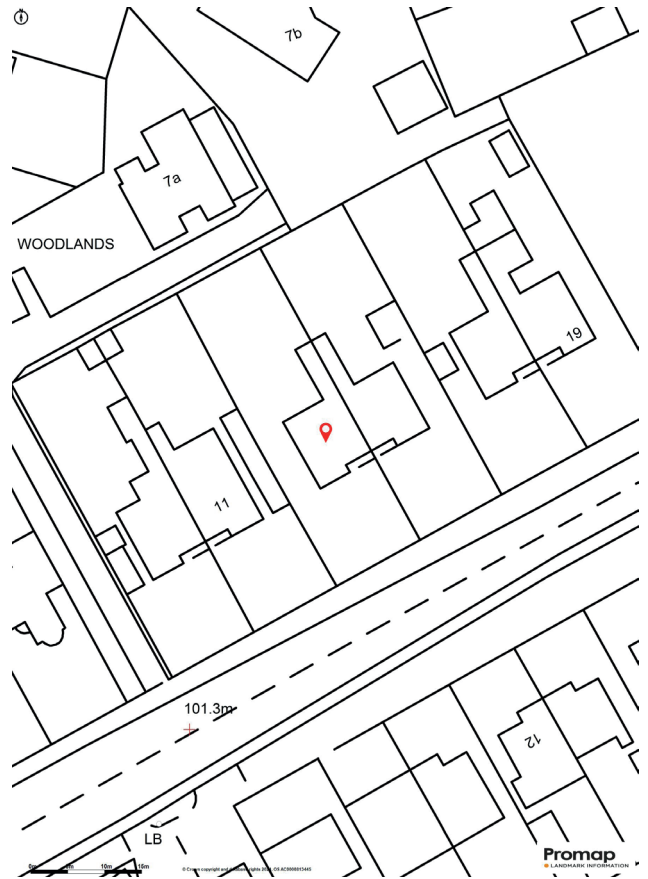
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



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	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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