



VERITY
FREARSON

27 HOOKSTONE CHASE, HARROGATE, HG2 7HH

GUIDE PRICE £575,000

27 HOOKSTONE CHASE,

Harrogate, HG2 7HH

A beautifully presented four-bedroom detached property occupying a generous plot with a good-sized, attractive rear garden, situated in this sought-after location well served by excellent local amenities and schools.

This characterful property provides very well-presented accommodation comprising a sitting room, dining room and kitchen on the ground floor, together with four bedrooms, bathroom and separate WC on the first floor. A particular feature of the property is the large and attractive plot, with generous rear garden. There is huge potential to further develop in the property if required, subject to obtaining the necessary consents.

The property is located in this popular residential location on the east side of Harrogate, just a short distance from the town centre and close to excellent local amenities.



Sitting Room · Dining Room · Kitchen

4 Bedrooms · Bathroom

Off-Road Parking · Large Garage · Attractive Garden







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

With glazed doors leading to the garden. Attractive fireplace with living-flame gas fire.

DINING ROOM

A further reception room with attractive fireplace with open fire.

KITCHEN

With a range of fitted units with gas hob, double oven, integrated dishwasher and fridge. Door leads to the garden. Utility cupboard with plumbing for washing machine.

FIRST FLOOR **BEDROOMS**

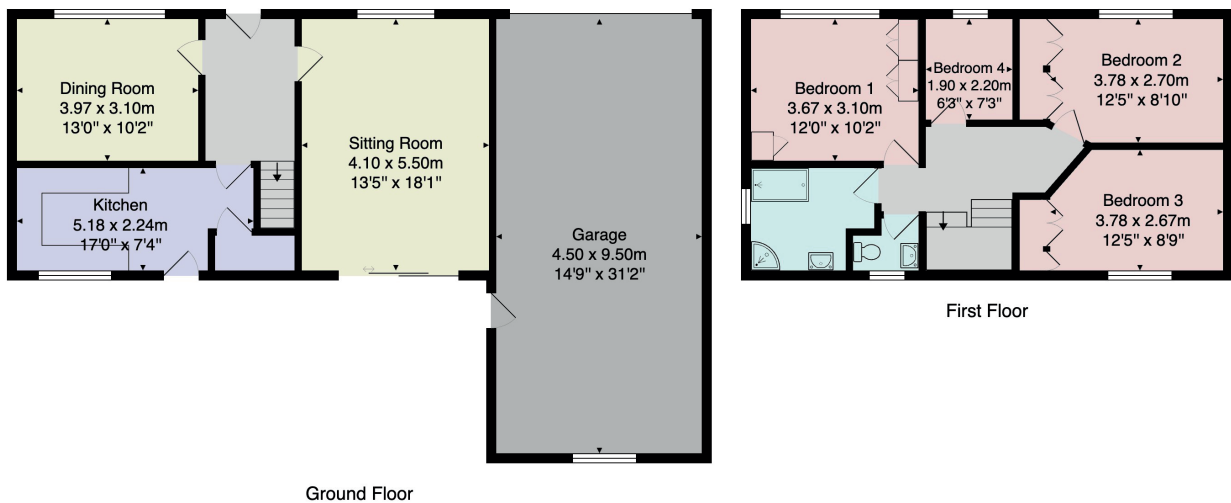
There are four bedrooms on the first floor, all of which have fitted wardrobes.

BATHROOM

A white suite comprising washbasin, shower and bath.

SEPARATE WC

FLOOR PLAN



Total Area: 113.7 m² ... 1224 ft² (excluding garage)

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

A drive provides parking and leads to a large garage. To the rear of the property, there is a large and attractive garden with lawn and paved sitting area.

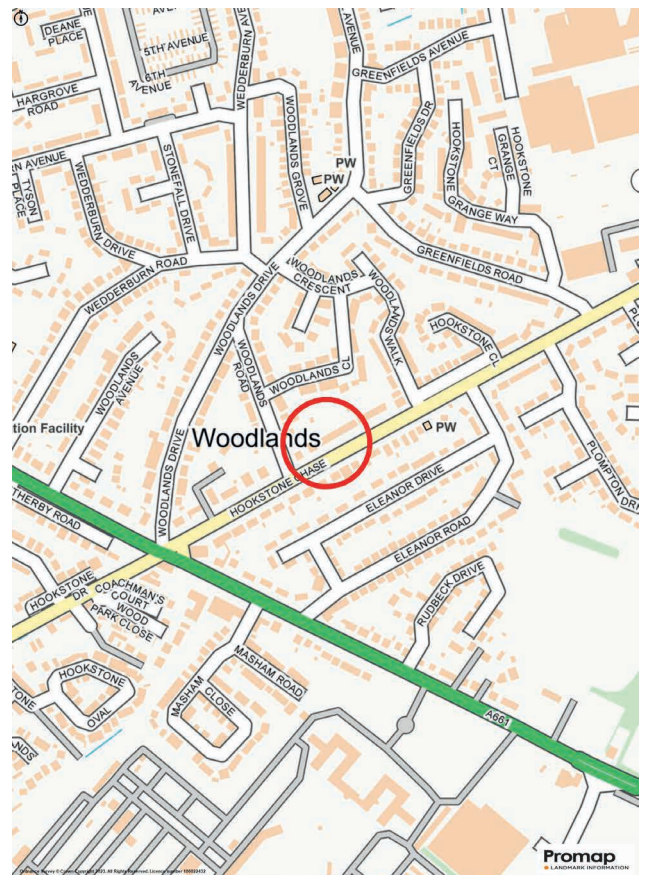
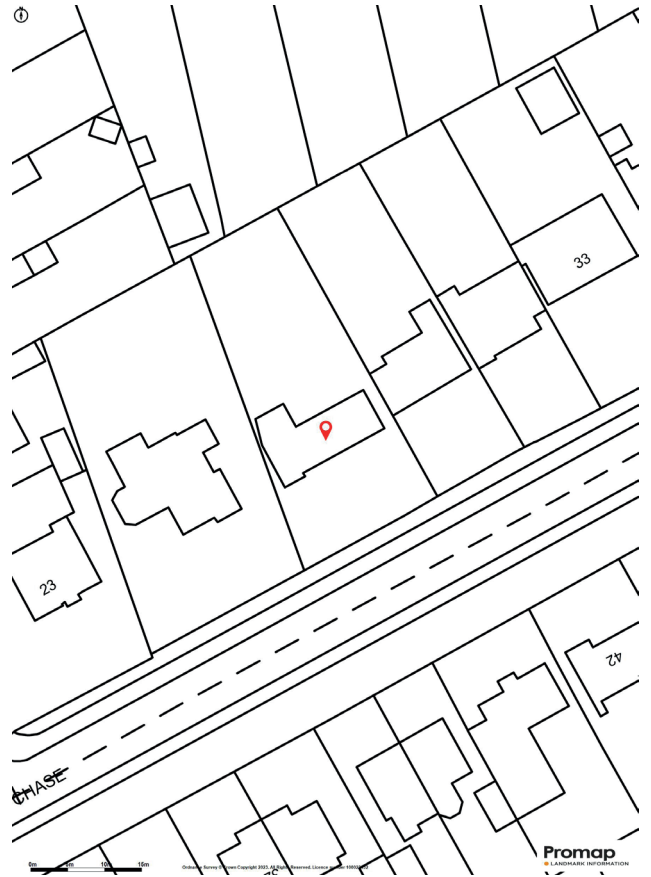
Services

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		69
(55-68)	D		
(39-54)	E	42	
(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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