

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

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

£325,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

## 7 Hookstone Road, Harrogate, North Yorkshire, HG2 8BT

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A very spacious and beautifully presented three bedroom townhouse situated within this popular South Harrogate location well served by excellent local amenities.

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This spacious home has two good sized reception rooms, including the sitting room, which has a bay window and woodburning stove.

There is a modern fitted kitchen, three bedrooms and large bathroom with roll top bath. There is a forecourt garden and enclosed courtyard rear garden providing an excellent outdoor and entertaining space.

The property is well served by excellent local amenities along Leeds Road, including a parade of shops, Marks & Spencer's Food Hall and is just a few minutes walk from Hornbeam Park railway station. Harrogate town centre is also nearby.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with woodburning stove and bay window.

### **DINING ROOM**

A further reception room with glazed doors leading to the garden and under stairs cupboard.

### **KITCHEN**

With a range of modern fitted units with electric hob, integrated oven, microwave, dishwasher and space and plumbing for appliances.

## **FIRST FLOOR**

### **BEDROOMS**

There are three good sized bedrooms on the first floor.

### **BATHROOM**

A white modern suite, comprising WC, basin set atop a vanity unit, roll top bath and shower. Tiled floor with underfloor heating. Heated towel rail.

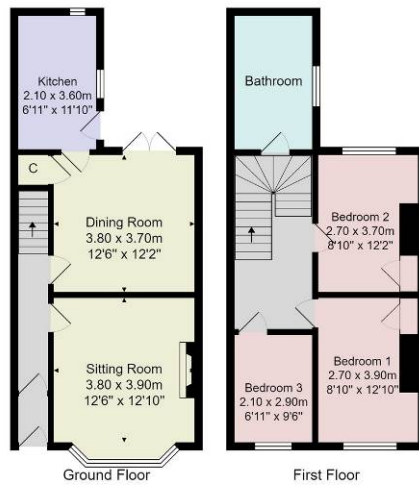
### **OUTSIDE**

There is an attractive forecourt garden together with enclosed garden to the rear with artificial grass and decked sitting area providing an excellent outdoor space.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 92.3 m<sup>2</sup> ... 993 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

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