



VERITY  
FREARSON

137 HOOKSTONE ROAD, HARROGATE, HG2 8QJ

OFFERS OVER £850,000



# 137 HOOKSTONE ROAD,

*Harrogate, HG2 8QJ*

**A most impressive and characterful four-bedroom detached home located in a very convenient position to the south side of Harrogate, well placed close to excellent schools, Leeds Road shopping parade and Hornbeam Park railway station.**

Beautifully designed throughout, this superb family home is situated on an attractive corner plot on Hookstone Road and Rayleigh Road, and reveals well-appointed accommodation throughout, with a generous garden room extension, mature gardens and a large garage. An internal viewing is essential to appreciate the overall size and quality of this beautiful home.



3 Reception Rooms · Breakfast Kitchen · Cloakroom · Utility Room

4 Bedrooms · En-Suite Shower Room · Family Bathroom

Ample Off-Road Parking · Large Detached Garage · Delightful Gardens To Three Sides













## ACCOMMODATION

### GROUND FLOOR

#### IMPRESSIVE RECEPTION HALL

With oak wood panelling, stairs leading to the first floor and a cloakroom.

#### ATTRACTIVE LOUNGE

A bright and welcoming space featuring a bay window to front, fireplace and recessed shelving / cupboards.

#### DINING ROOM

Bay window to rear and door leading to the delightful garden room.

#### GARDEN ROOM / FAMILY ROOM

This light-filled space enjoys windows to three sides, a tiled floor, and double doors leading to both the front and rear gardens.

### BREAKFAST KITCHEN

Having a range of wall and base units complemented by granite work surfaces. Includes integrated appliances and French doors opening onto the side garden.

#### UTILITY ROOM

With plumbing for washing machine and tumble dryer.

### FIRST FLOOR

There are four good-sized bedrooms. The master bedroom has an excellent range of built-in wardrobes and an en-suite shower room.

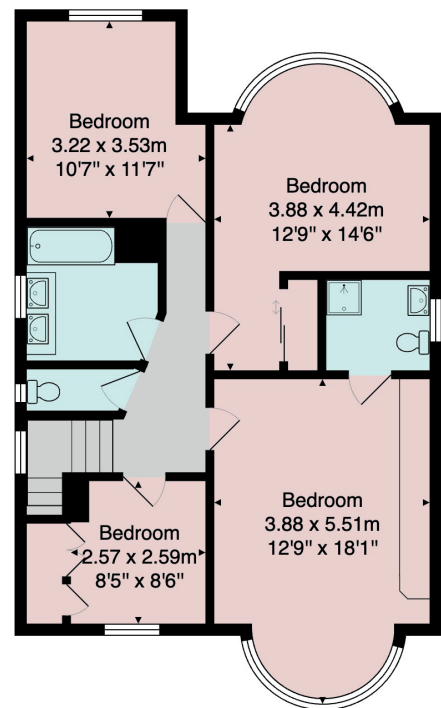
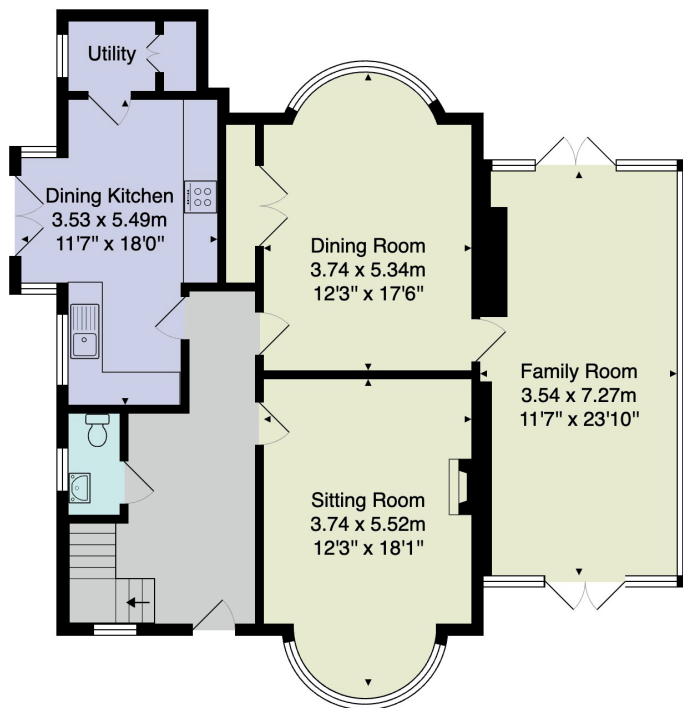
#### HOUSE BATHROOM

Modern tiling. Bath with electric shower and twin washbasins.

#### SEPARATE WC



# FLOOR PLAN



Ground Floor Total Area: 178.3 m<sup>2</sup> ... 1919 ft<sup>2</sup>

First Floor

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

Secure double gates lead to a driveway providing excellent off-road parking for three vehicles and to a large detached garage with up-and-over door. The property has the benefit of gardens to three sides incorporating various seating and entertaining areas, mature planting and children's play area.

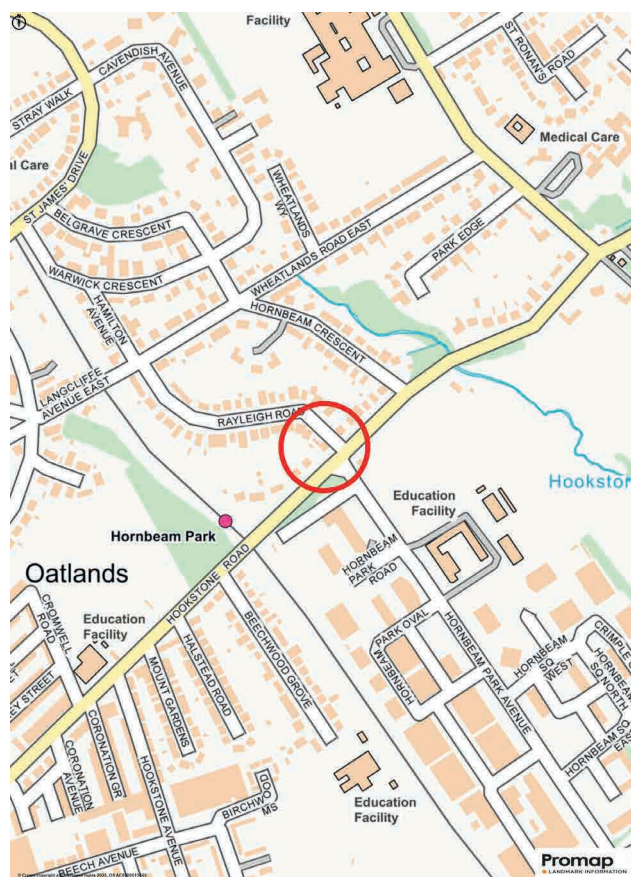
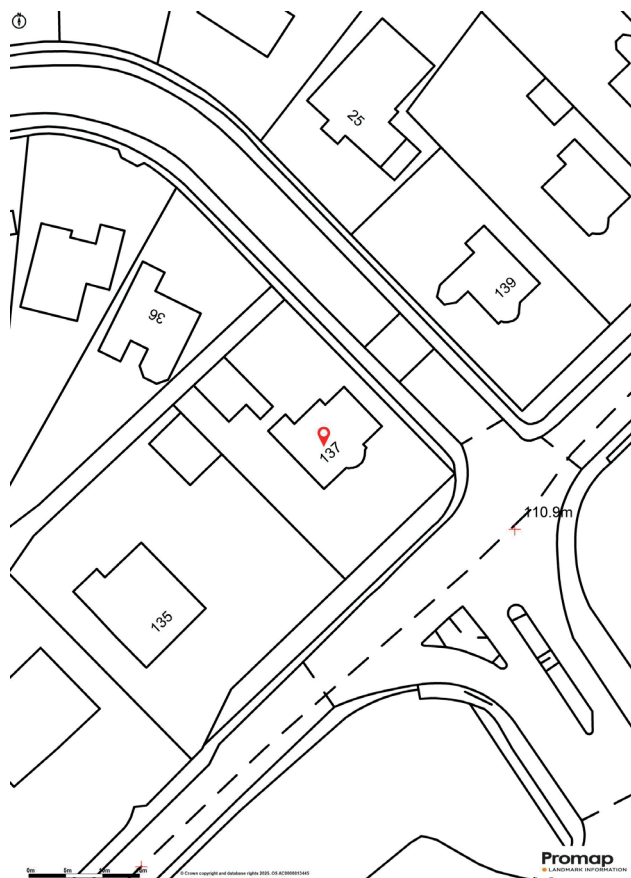
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - F



Harrogate

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