



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.**

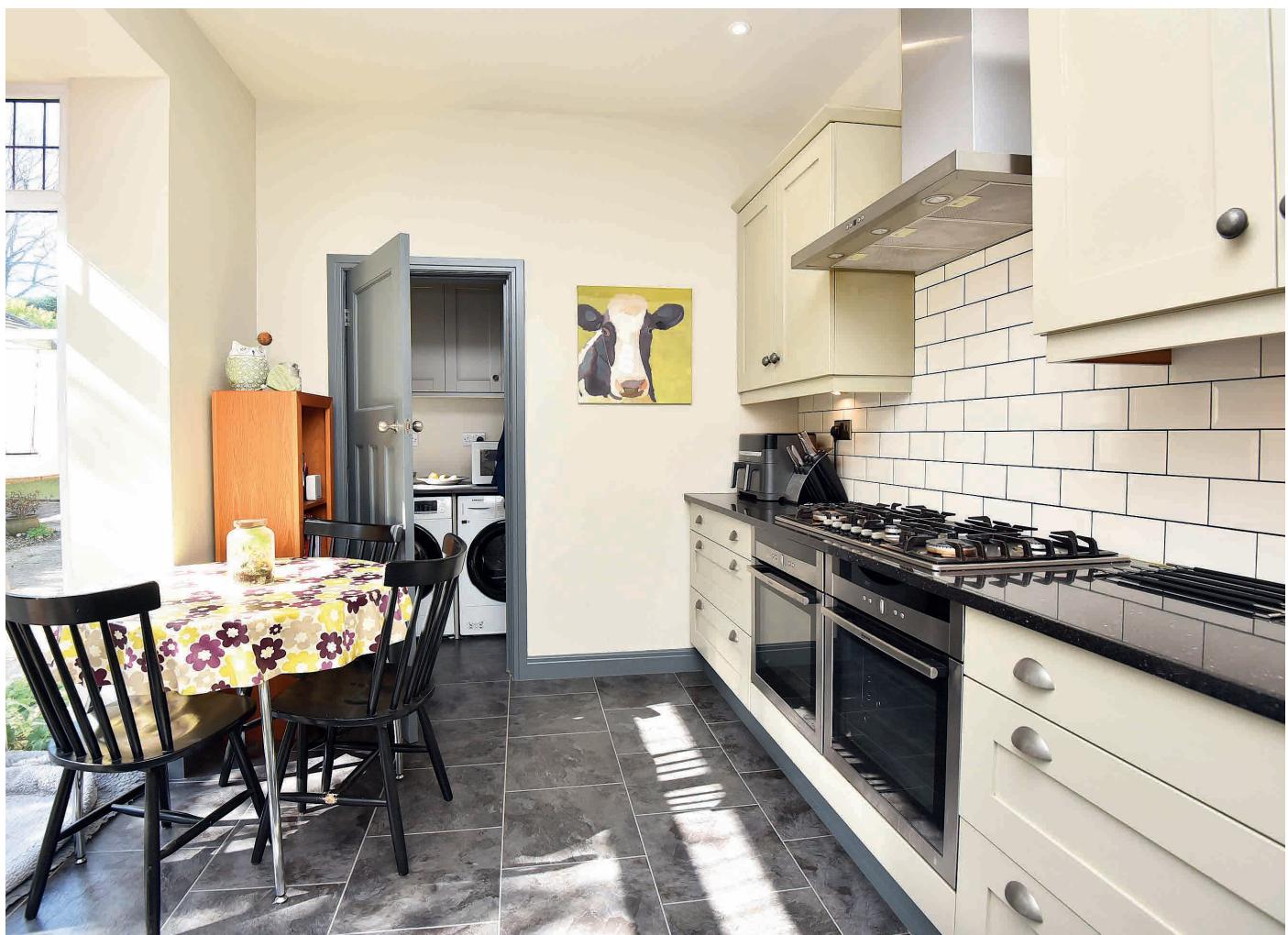
Beautifully designed throughout, this superb family home is situated on an attractive corner plot on Hookstone Road and Rayleigh Road, and reveals well-appointed accommodation throughout, with a generous garden room extension, mature gardens and a large garage. An internal viewing is essential to appreciate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

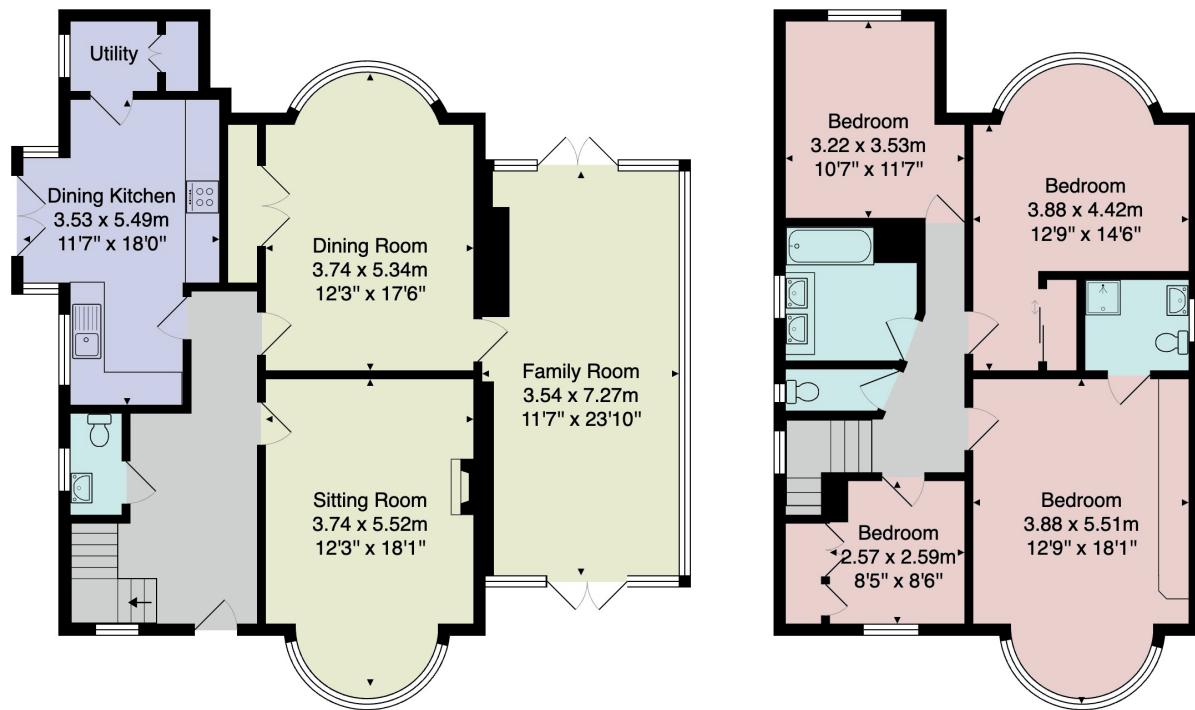
There are four good-sized bedrooms. The master bedroom has an excellent range of built-in wardrobes and an en-suite shower room.

#### HOUSE BATHROOM

Modern tiling. Bath with electric shower and twin washbasins.

#### SEPARATE WC

# FLOOR PLAN



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

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.

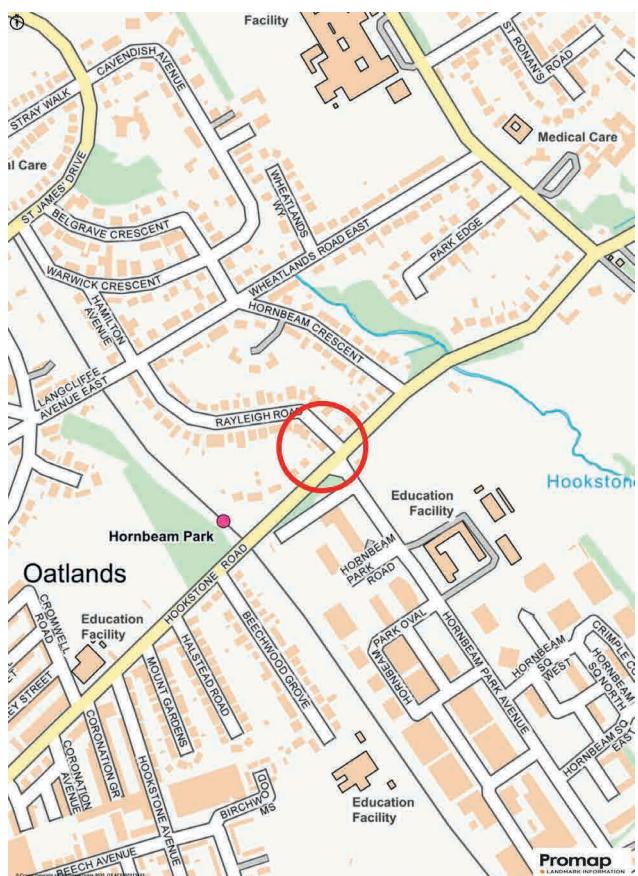
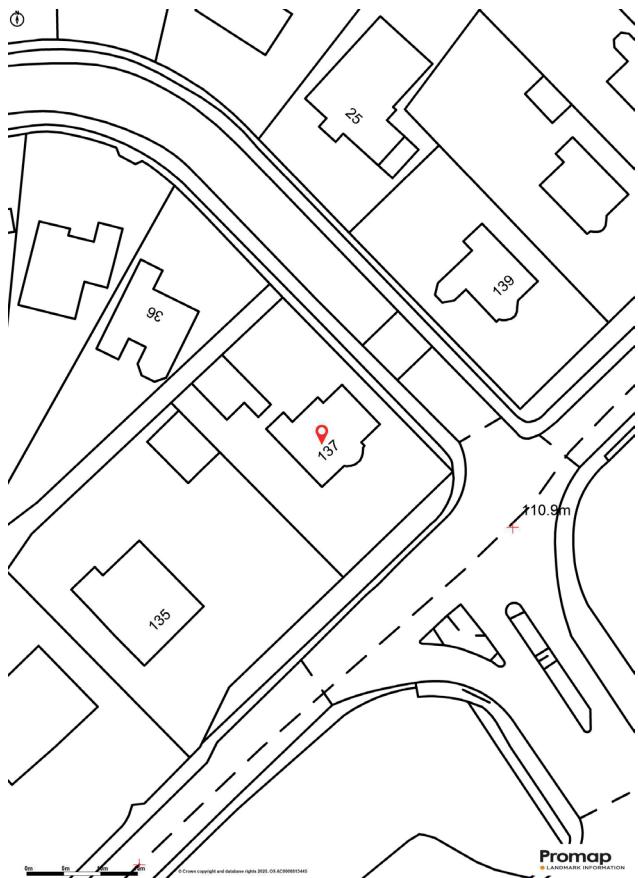
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - F



Harrogate

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