



27 Hookstone Way, Harrogate

£350,000 Freehold



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



An extended three bedroom semi-detached home occupying a generous plot within this popular residential cul-de-sac just off Hookstone Chase.

Popular residential cul-de-sac just off Hookstone Chase, well served by local shops and services, conveniently located on the southeastern outskirts of Harrogate, close to the southern bypass.

Externally, the property enjoys a substantial driveway providing ample off-street parking and leading to a detached garage, with the added benefit of an EV charging point. The front garden is neatly lawned and enclosed. The home also benefits from solar panels to the roof, enhancing its energy efficiency and helping to reduce running costs.

To the rear, the garden has been designed for low maintenance and enjoyment, featuring an enclosed resin seating area and a decked terrace with pergola, creating a private and practical outdoor entertaining space.

A well-balanced and extended family home in a sought-after location, offering flexible living space both inside and out.

Council Tax band: C

Tenure: Freehold



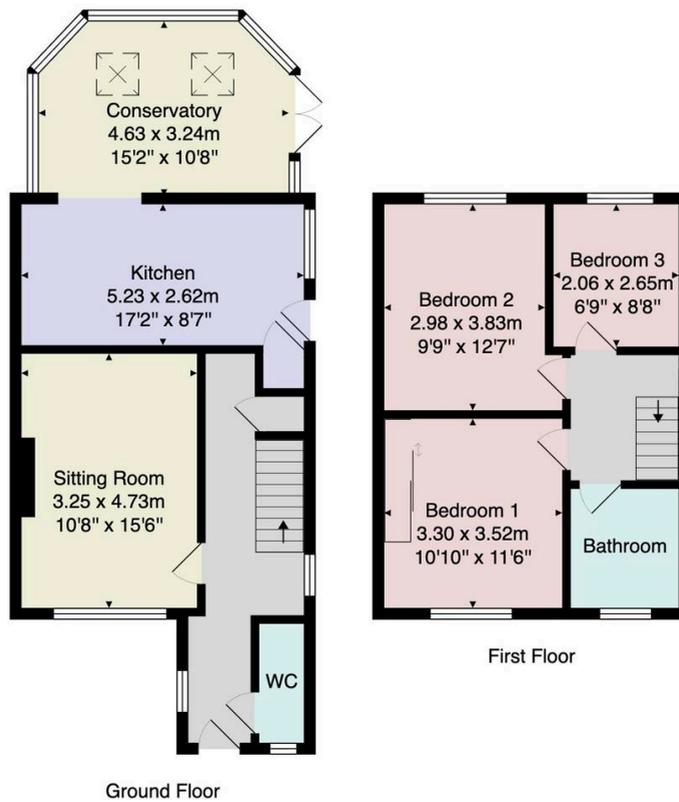
The property offers spacious and well-presented accommodation throughout, ideal for modern family living. To the ground floor, an entrance hall leads to a comfortable sitting room positioned to the front elevation, enjoying excellent natural light from a large picture window. The focal point of the room is a recessed fireplace housing a multi-fuel burning stove set upon a slate hearth with timber mantle above, creating a warm and inviting atmosphere.

The true heart of the home is the impressive extended open plan dining kitchen. The kitchen area is fitted with a comprehensive range of wall and base units complemented by contrasting work surfaces and tiled splashbacks, together with ample preparation space and room for appliances. A central island provides additional workspace and informal seating.

An open archway leads seamlessly into the extended dining and sitting area, a superb light-filled space enhanced by a vaulted ceiling with large roof glazing panels and wraparound windows. French doors provide direct access to the rear garden, making this area ideal for both everyday living and entertaining. There is also a shower and toilet downstairs.

To the first floor there are three well-proportioned bedrooms. The principal bedroom benefits from fitted sliding wardrobes providing excellent storage, while the second bedroom is a further generous double. The third bedroom offers versatility as a single bedroom, nursery or home office. The accommodation is served by a modern bathroom fitted with a contemporary white suite and walk-in shower.





Total Area: 100.4 m² ... 1081 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

