

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

£369,950

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A large four-bedroom town house offering deceptively spacious accommodation with the benefit of gas central heating and double glazing. The property is situated on the favoured south side of Harrogate, well served by the local shops and services of Leeds Road, close to Hornbeam Business Park and Railway Station. The well-regarded Oatlands Primary school is also immediately adjacent. An early internal inspection of this well-placed property is recommended.

GROUND FLOOR ENTRANCE HALL

LOUNGE

Bay window to front and two central heating radiators.

DINING ROOM

Double-glazed window to rear. Two central heating radiators.

KITCHEN

Double-glazed window to side and exterior door to rear yard. Extensive range of modern fittings with inset 1½-bowl single-drainer stainless-steel sink unit with four ring electric hob with oven and grill below and extractor hood above, Integrated fridge and freezer, washing machine and tumble dryer. Fitted cupboard houses the gas central heating boiler. Breakfast bar with two stools.

FIRST FLOOR

BEDROOM 1

Double-glazed window to front. Fitted wardrobes. Central heating radiator.

BEDROOM 2

Double-glazed window to rear. Central heating radiator.

SEPARATE WC

High-flush suite and wash-hand basin. Shelled linen cupboard.

BATHROOM

With pedestal washbasin, panelled bath, low flush WC and separate shower cubicle. Fully tiled walls. Central heating radiator.

SECOND FLOOR

BEDROOM 3

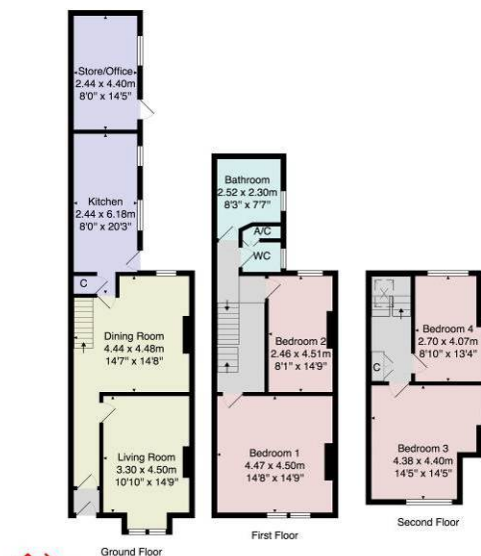
Double-glazed dormer window to front. Central heating radiator.

BEDROOM 4

With double-glazed dormer window to rear. Central heating radiator.

OUTSIDE

A paved forecourt to the front and enclosed yard to rear. There is also a small store attached to the rear.



Total Area: 152.5 m² ... 1641 ft²
All measurements are approximate and for display purposes only.
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