



VERITY  
FREARSON

145 HOOKSTONE ROAD, HARROGATE, HG2 8QJ

OFFERS OVER £585,000

# 145 HOOKSTONE ROAD,

*Harrogate, HG2 8QJ*

**A handsome four-bedroomed detached residence enjoying a most attractive position to the south side of Harrogate.**

This superb property offers generous family accommodation with excellent-sized room proportions, now in need of some general updating.

Hookstone Road is a very sought-after and popular residential position, well placed close to excellent local schools, the Leeds Road Marks & Spencer Food Hall, Hornbeam Park railway station and ideal for daily commuting to Yorkshire's principal business centres.



2 Reception Rooms · Kitchen · Cloakroom

4 Bedrooms · En-Suite Shower Room · House Bathroom

Ample Off-Road Parking · Good-Sized Detached Garage · Private Garden To Rear







## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

A particularly attractive entrance hall with three-quarter wood panelling, central heating radiator and under-stairs storage.

### **CLOAKROOM**

Low-level WC and washbasin. Window to side.

### **LIVING ROOM**

Bay window to front, central heating radiator and gas fire.

### **DINING ROOM**

Bay window to rear, central heating radiator and gas fire.

### **KITCHEN**

Range of wall and base units, built-in appliances. Windows to side, central heating radiator and exterior door leading to the rear garden.

### **FIRST FLOOR** **LANDING**

#### **BEDROOM 1**

Bay window to front with superb views. Central heating radiator.

#### **EN-SUITE SHOWER ROOM**

With double shower cubicle, washbasin, bidet and low-level WC. Window to side and central heating radiator.

#### **BEDROOM 2**

Bay window to rear and central heating radiator.

#### **BEDROOM 3**

Window to rear and central heating radiator.

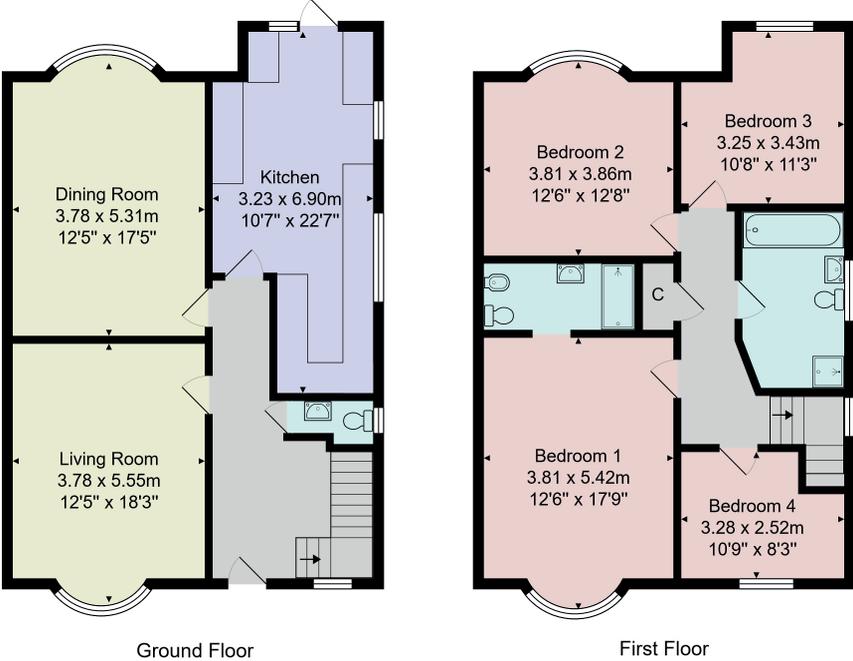
#### **BEDROOM 4**

Window to front and central heating radiator.

#### **BATHROOM**

A particularly good-sized bathroom with three-piece coloured suite comprising bath, shower cubicle, washbasin and low-level WC. Window to side and central heating radiator.

# FLOOR PLAN



Ground Floor  
First Floor  
Total Area: 151.2 m<sup>2</sup> ... 1628 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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

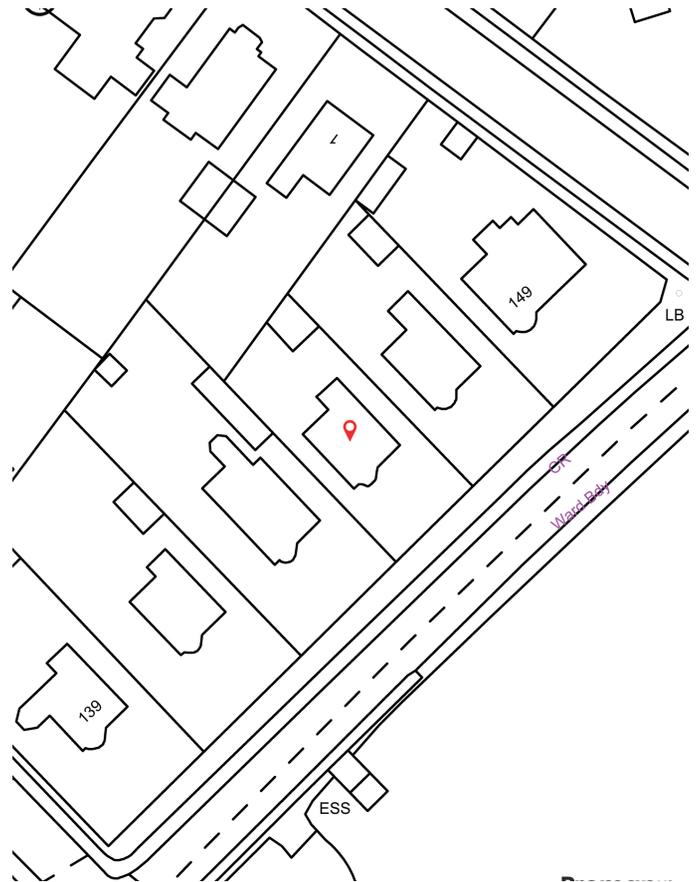
**Outside**

A long driveway provides ample off-road parking and leads to a good-sized detached garage with up-and-over door. Private, mature rear garden laid predominantly to lawn.

**Services**

All mains services are connected.

**Council Tax Band: F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		56	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Harrogate**

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

sales@verityfearson.co.uk  
[verityfearson.co.uk](http://verityfearson.co.uk)





VERITY  
FREARSON

[verityfearson.co.uk](http://verityfearson.co.uk)