

FOR SALE



Hookstone Chase, Harrogate, HG2 7DD
Offers Over £325,000


MARTIN&CO



- Beautifully refurbished throughout – ready to move straight in
- Fantastic location, close to schools, parks & shops
- Spacious kitchen-diner with newly fitted units and a central island
- Bright living room with glazed double doors, feature fireplace and useful alcove storage
- Two generous double bedrooms plus a versatile third bedroom
- Enclosed rear garden with lawn and patio, perfect for family living or entertaining
- Single garage for storage, plus driveway and additional off-street parking
- Convenient downstairs WC



This immaculate three-bedroom semi-detached home on Hookstone Chase offers young families the perfect next step on the property ladder. Recently refurbished throughout by the current owners, the house is ready to move straight into, blending modern style with practical family living.

At the heart of the home is the stunning kitchen-diner. Newly fitted units are complemented by a central island with built-in oven and hob, providing both a sociable cooking space and a relaxed dining area. Two large windows flood the room with natural light and frame views of the enclosed rear garden. A handy external door leads directly to the garden and the single garage, while a cleverly added downstairs WC enhances everyday convenience.

A set of glazed double doors connects the kitchen to the spacious living room, which also works beautifully as a separate retreat. Character features include a stylish fireplace and useful alcoves, while the wide hallway creates a welcoming first impression.

Upstairs, two generous double bedrooms include one with a charming bay window, and a third smaller bedroom makes an ideal nursery or home office. The contemporary bathroom, recently installed, follows the latest design trends and includes a bath with shower over, vanity basin and WC.

Outside, the property enjoys a private rear garden with lawn and patio area, perfect for family time or entertaining. The single garage is ideal for storage and there is a driveway plus additional off-street parking at the front.

Hookstone Chase is a sought-after residential area of Harrogate, loved by families for its excellent schools, nearby parks and easy access to the town centre. Local shops, cafés and amenities are close at hand, while Harrogate's vibrant restaurants, theatres and famous spa heritage are just a short distance away. Commuters benefit from convenient road links and nearby train services to Leeds, York and beyond.

Further information regarding this fabulous property includes:

Tenure: Freehold

Council tax band: C

Utilities: Mains Electricity, Gas & Sewerage

Heating: Gas combination boiler

Broadband availability: Fibre to property with estimated speeds up to 1,800 Mbps

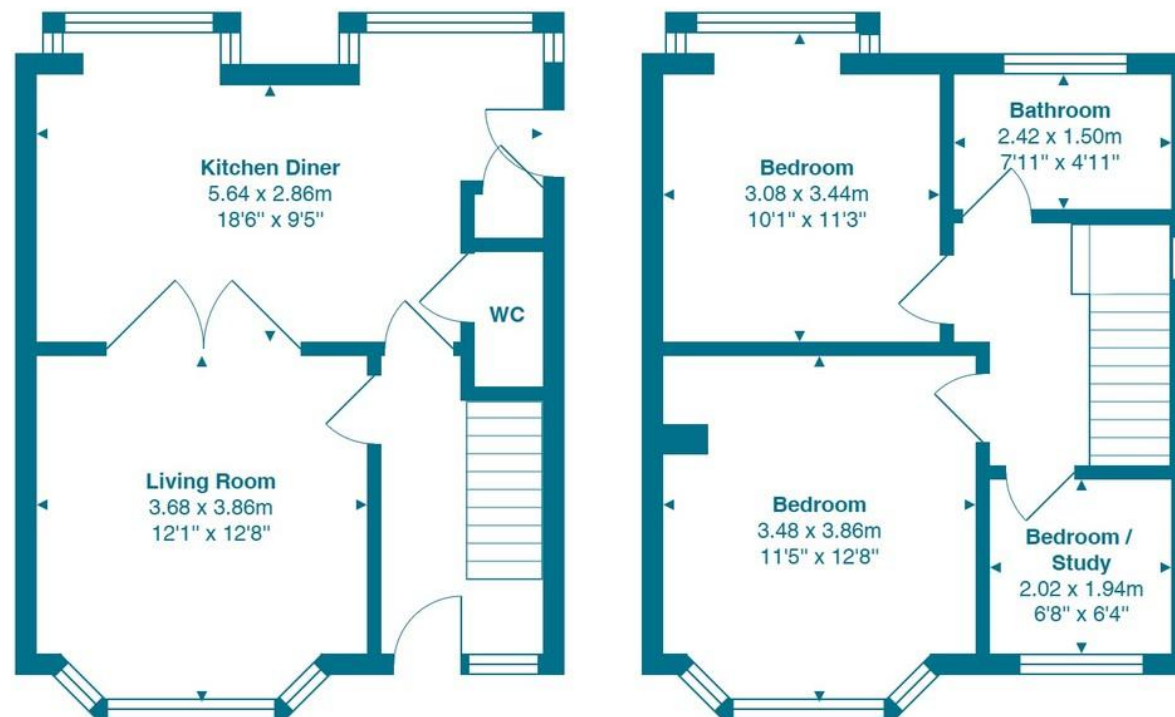
Mobile phone coverage: O2, Vodafone, Three & EE
Satellite & Cable TV Availability: SKY & BT

Flood Risk: Rivers & Seas - Very Low
Surface water - Very Low

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





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Total Area: 77.7 m² ... 836 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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