



26 Hookstone Close, Harrogate, North Yorkshire, HG2 7HL

£550,000

Guide Price

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An immaculately presented four-bedroom semi-detached property situated in a quiet cul-de-sac just off Hookstone Chase to the south side of Harrogate, close to local amenities, schools, and convenient for daily commuting to Yorkshire's principal business districts.

This impressive property has undergone a comprehensive programme of modernisation and extension to now provide generous accommodation comprising a good-sized living room, a large open-plan dining kitchen, a convenient utility room and four good-sized double bedrooms, one of which has en-suite facilities. Outside, a driveway provides off-road parking and leads to a large garage.





GROUND FLOOR ENTRANCE HALL

CLOAKROOM

SITTING ROOM

A large reception room with windows to front and rear. An internal door leads to the garage.

LIVING KITCHEN

A stunning open-plan living kitchen with a range of wall and base units. large oven and hob, and breakfast bar. Opening to -

FAMILY ROOM / DINING ROOM

A good-sized room with sliding patio doors leading to the rear garden.

UTILITY ROOM

With fitted units and worktops with inset sink unit. Space for dishwasher, fridge and washing machine. Window to front.

FIRST FLOOR

BEDROOM 1

With window to the rear overlooking the garden.

EN-SUITE SHOWER ROOM

Modern white suite comprising WC, washbasin and a large walk-in shower.

BEDROOMS

There are three further good-sized bedrooms.

BATHROOM

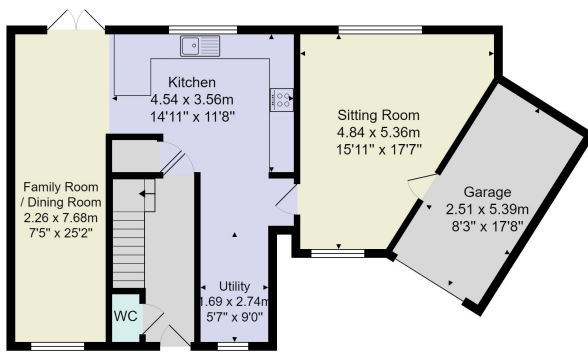
A generous family bathroom comprising WC, washbasin, walk-in shower and bath. Heated towel rail.

OUTSIDE

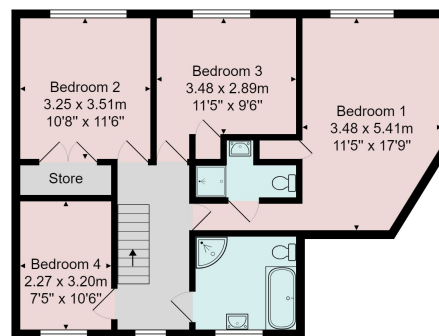
A generous corner plot garden providing ample outside space. A driveway provides parking and leads to a large garage. A particular feature to the house is the good-sized southwest-facing private lawned garden.

Tenure - Freehold

Council Tax Band - E



Ground Floor



First Floor

Total Area: 157.2 m² ... 1692 ft²

All measurements are approximate and for display purposes only.

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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			