



**7 Stonefall Cottages, Hookstone Chase, Harrogate, HG2 7DN**

**£195,000**

## 7 Stonefall Cottages, Hookstone Chase, Harrogate, HG2 7DN

---

A beautifully presented and newly refurbished two-bedroom middle-of-terrace property with garden, situated in this convenient location on the southeastern outskirts of Harrogate.

---

The property is presented to a high standard and comprises a modern kitchen and bathroom, two bedrooms and sitting room. To the rear there is a good-sized paved garden.

This superb home is situated in a convenient location, well served by excellent local amenities, whilst also being convenient for access to Knaresborough, the southern bypass and the A1(M).





## **GROUND FLOOR**

### **SITTING ROOM**

A large reception room with fireplace with electric fire and window to front.

### **DINING KITCHEN**

With dining area, windows and glazed door overlooking the garden. The kitchen comprises a range of modern wall and base units with gas hob, integrated electric oven and space for appliances.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with fitted cupboard.

### **BEDROOM 2**

A further bedroom with window to rear.

### **BATHROOM**

Modern white suite with WC, washbasin, and bath with shower above. Heated towel rail.

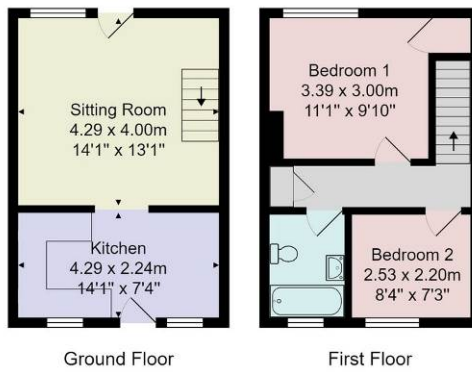
### **OUTSIDE**

To the rear of the property there is an enclosed garden with a paved sitting area.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 54.9 m<sup>2</sup> ... 591 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.

## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

**01423 562531**

sales@verityfrearson.co.uk

