



16 Hookstone Avenue, Harrogate, North Yorkshire, HG2 8ER

£270,000

Guide Price

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A spacious and well-presented middle-of-terrace stone-fronted property providing generous accommodation over three levels.

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The accommodation provides flexible accommodation with a sitting room and dining kitchen on the ground floor together with two good-sized double bedrooms, a dressing room / office and a modern shower room.

To the rear of the property there is an enclosed courtyard garden providing an excellent outdoor entertaining space. The property enjoys a very popular and most convenient residential position on the southside of Harrogate, well placed close to excellent schools, local shopping parade and Hornbeam Park railway station. No onward sales chain.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with window to front with fitted shutters. Attractive fireplace. Fitted shelving and cupboards.

### **DINING KITCHEN**

With space for dining area and door leading to the garden. The kitchen comprises a range of fitted units with gas hob, integrated oven and space for appliances.

## **FIRST FLOOR**

### **BEDROOM**

A large double bedroom with fitted wardrobes.

### **OFFICE/DRESSING ROOM**

Providing a useful workspace or potential dressing room.

### **SHOWER ROOM**

A modern white suite comprising WC, basin and shower. Heated towel rail. Fitted cupboard.

## **SECOND FLOOR**

### **BEDROOM**

A further bedroom with access to eaves storage space.

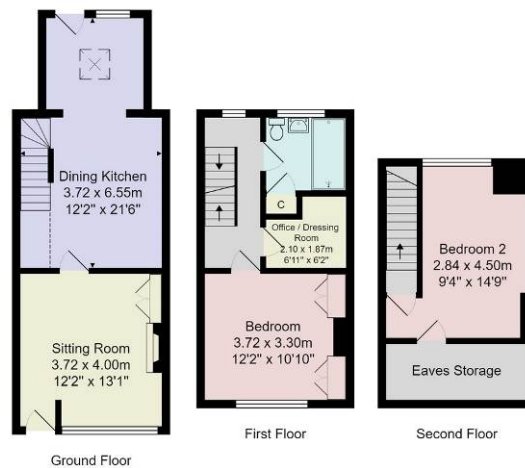
### **OUTSIDE**

Forecourt garden to front with wrought iron fencing and gate. To the rear there is an enclosed courtyard garden providing an outdoor sitting area.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 87.1 m<sup>2</sup> ... 938 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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