



VERITY  
FREARSON

65 HOOKSTONE DRIVE, HARROGATE, HG2 8PR

GUIDE PRICE £825,000



# 65 HOOKSTONE DRIVE,

*Harrogate, HG2 8PR*

**A characterful and individual five-bedroom semi-detached family home situated in a popular and fashionable residential position next to Hookstone Woods, within walking distance of Hornbeam Park railway station and excellent schools.**

The property has undergone a significant extension and refurbishment programme over the years and now offers generous and flexible accommodation. An internal viewing is essential to fully appreciate the scale and size of this beautiful home.



2 Reception Rooms · Breakfast Kitchen · Cloakroom

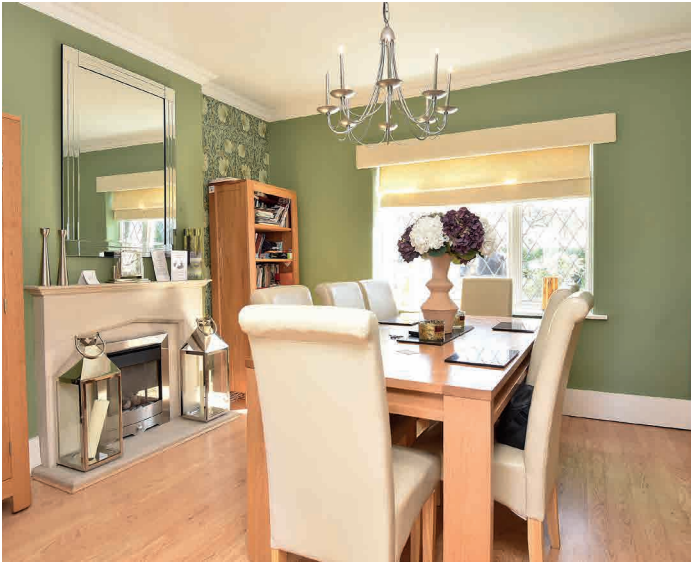
5 Bedrooms · 2 En-Suites · Shower Room

Ample Off-Road Parking · Garage · Delightful South-Facing Gardens













## ACCOMMODATION

The well-presented accommodation has the benefit of gas central heating and uPVC double glazing and comprises -

### **GROUND FLOOR** **ENTRANCE HALL**

With cloakroom and stairs leading to the first floor.

### **SITTING ROOM**

With open fire, window to front and double doors leading to the rear garden.

### **DINING ROOM**

With gas fire and sliding doors to -

### **BREAKFAST KITCHEN**

Incorporating an extensive range of wall and base units with granite work surfaces. Range cooker, breakfast bar and tiled floor. Double doors lead to the rear garden.

### **REAR HALLWAY**

With doors leading to the rear garden and to the garage.

### **BEDROOM 5**

### **SHOWER ROOM**

Fully tiled.

### **FIRST FLOOR**

### **MASTER BEDROOM**

Fitted wardrobes.

### **EN-SUITE BATHROOM**

A stylish en-suite incorporating free-standing bath, walk-in shower, semi-pedestal washbasin and WC.

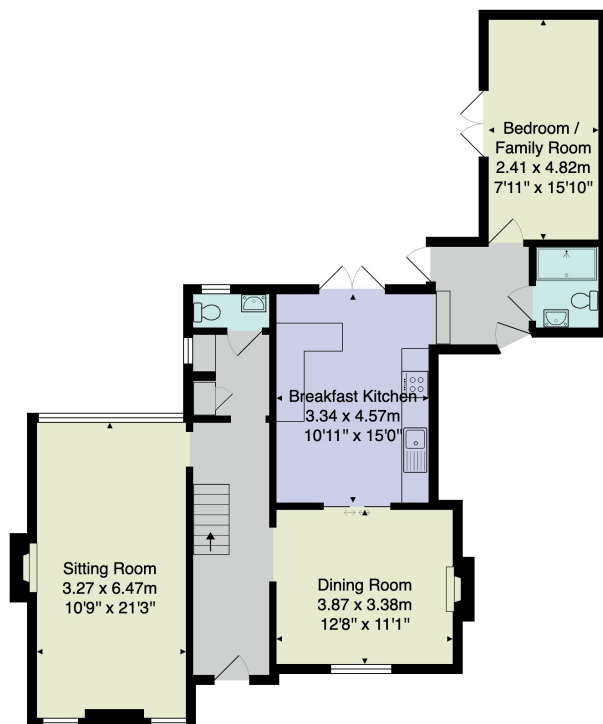
### **BEDROOM 2**

With en-suite shower room.

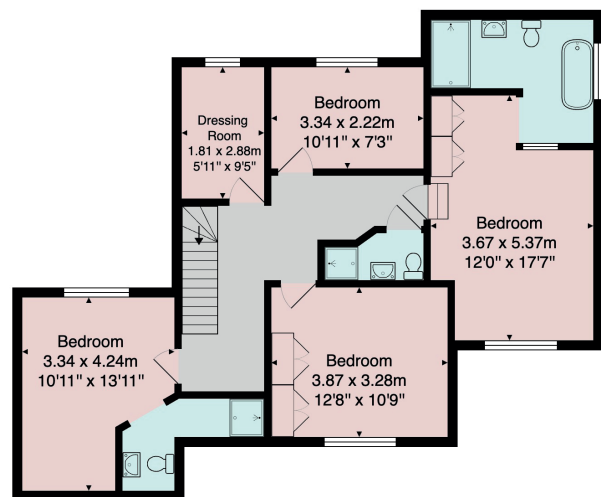
### **TWO FURTHER GOOD-SIZED BEDROOMS**

### **DRESSING ROOM / OFFICE**

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 170.9 m<sup>2</sup> ... 1839 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.

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### Outside

Double gates lead to a long driveway providing extensive off-road parking and a garage. Good-sized south-facing lawned front garden with mature trees and planting. Enclosed courtyard-style garden to the rear with decked and paved seating areas.

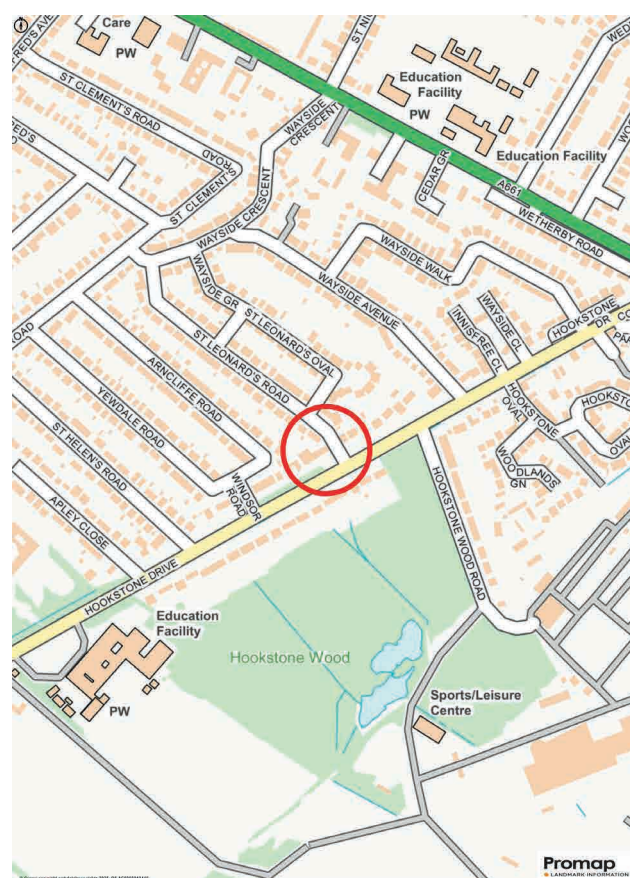
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - E



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