



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

**£199,950**

Guide Price



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

---

A beautifully presented two-bedroom cottage situated in a popular residential location to the south side of Harrogate, within easy access of a range of local amenities.

---

Built in the 1800s, this charming cottage briefly comprises of; a front entrance door leading into a spacious living/ dining area with character wooden beams and a cosy log-burning stove. Leading onto a bright modern kitchen area with double doors onto a well maintained private patio garden. Upstairs the property offers two double bedrooms and a modern house bathroom.

The property benefits from no onward chain and we would highly recommend a viewing to fully appreciate what it has to offer.







## **GROUND FLOOR**

### **RECEPTION ROOM**

A spacious living room with wooden beams, a log burning stove, upvc double glazed window to front aspect, various power points and TV aerial point, laminate wood flooring, stairs to first floor and door through to the kitchen.

### **KITCHEN**

A bright kitchen with a range of wall and floor units, space for a large American fridge/freezer, inset ceramic sink, new integrated electric oven with gas hob with overhead extractor fan, plumbing for washing machine, full height storage unit, double glazed window, tiled flooring, various power points, double doors lead onto a paved enclosed garden.

## **FIRST FLOOR**

### **LANDING**

Carpeted, ceiling light fitting, radiator and access to a partially boarded loft space.

### **BEDROOM 1**

A large main bedroom, double glazed window, fitted wardrobes, wooden beams, ceiling light, radiator, carpeted, decorative feature fireplace.

### **BEDROOM 2**

A double bedroom, double glazed window, ceiling light fitting, carpeted, radiator and power points.

### **BATHROOM**

Modern fitted bathroom with WC, pedestal sink and mounted mirror, heated towel rail, vertical radiator, new bath, overhead shower, shower screen, tiled walls and flooring, upvc double glazed window to rear aspect.

### **OUTSIDE**

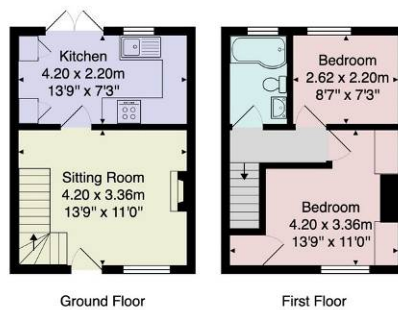
The front of the property is located down a tree lined lane with an allocated parking space and to the rear of the property is a private enclosed patio garden with log shed and outside tap.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 48.0 m<sup>2</sup> ... 517 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](mailto:sales@verityfrearson.co.uk)