



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

£260,000

Guide Price

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

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

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 train 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.

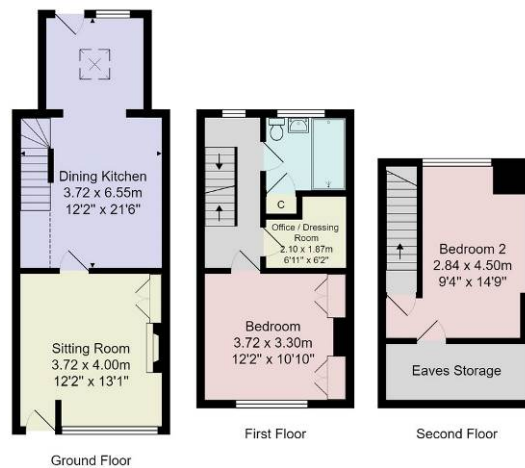
OUTSIDE

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 m² ... 938 ft²

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@verityfearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.cpc4u.com	