



VERITY
FREARSON

71 HOOKSTONE DRIVE, HARROGATE, HG2 8PH

£800,000

71 HOOKSTONE DRIVE,

Harrogate, HG2 8PH

A most attractive, mature three-bedroom detached house with good-sized gardens, driveway and garage and situated in this desirable location on the edge of Hookstone Woods and well served by excellent local amenities and local schools.

This spacious property provides characterful accommodation comprising a large wood-panelled reception hall with feature fireplace which leads to an impressive sitting room, separate dining room and well-equipped kitchen. There is also a conservatory extension, utility room and downstairs WC. On the first floor there are three large double bedrooms and a bathroom. A driveway provides ample parking and leads to a garage and there are attractive gardens to the front with lawn and paved sitting areas.

The property situated in this delightful position close to Hookstone Woods and just a short distance from Harrogate town centre via the famous Harrogate Stray. The property is well served by excellent nearby amenities including Hornbeam Park railway station and sought-after primary and secondary schools. Offered for sale with no onward chain.



2 Reception Rooms · Dining Hall · Conservatory · Kitchen · Utility Room · Cloakroom

3 Bedrooms · Bathroom

Ample Off-Road Parking · Garage · Attractive Lawned Garden







ACCOMMODATION

GROUND FLOOR

DINING HALL

A large hall with space for dining area, wood-panelled walls and attractive fireplace.

SITTING ROOM

With bay window to front and impressive feature fireplace with open fire.

KITCHEN

With a range of fitted units with electric hob, double oven and dishwasher.

DINING ROOM

A further large reception room with stone fireplace and glazed doors leading to a conservatory.

CONSERVATORY

Providing a further sitting area with windows and glazed doors overlooking the garden and with a glazed roof.

UTILITY ROOM

With space and plumbing for washing machine and other appliances.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

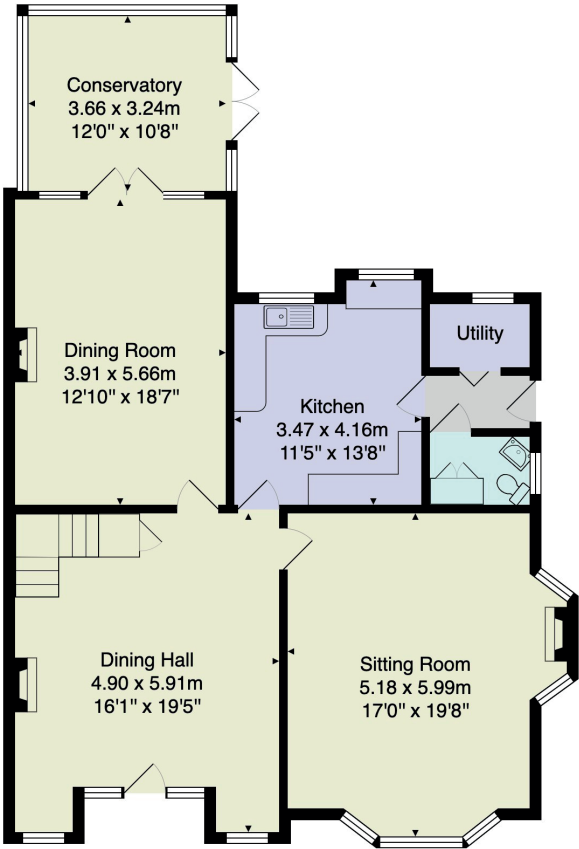
BEDROOMS

There are three very good-sized bedrooms on the first floor, with fitted wardrobes and bedroom furniture.

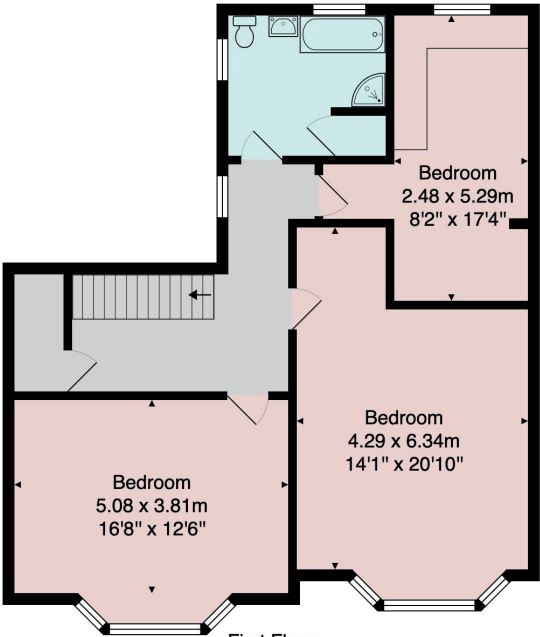
BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, bath and shower. Tiled walls and floor. Heated towel rail.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 195.8 m² ... 2108 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.
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Outside

To the rear of the property there is an attractive garden with paved sitting area, lawn and mature planted borders. There is a large front garden with lawn and patio and a block-paved drive provides ample parking and leads to a garage.

Services

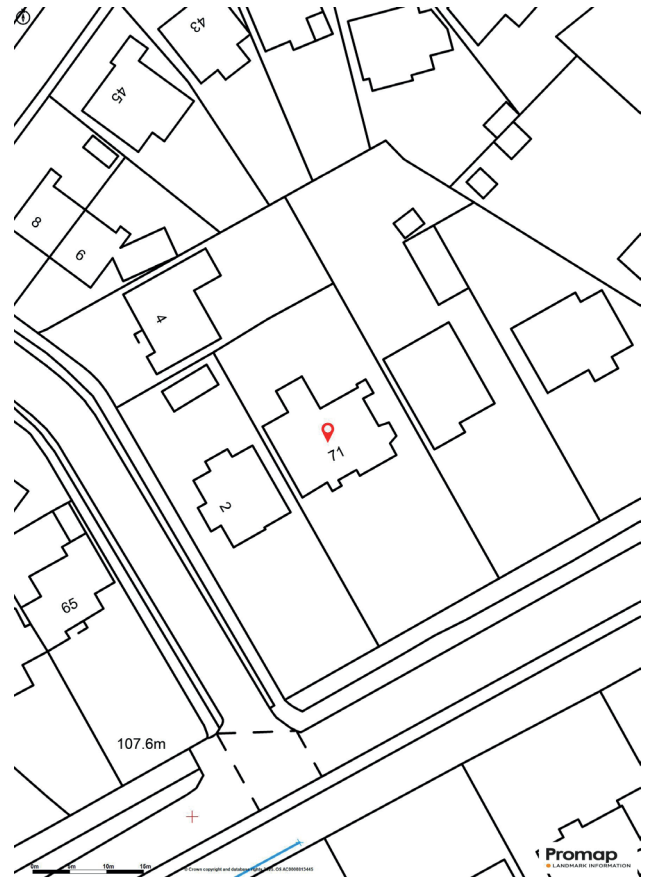
All mains services connected.

Tenure

Freehold

Council Tax Band - F

EPC - D



Harrogate

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