



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

£235,000

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A spacious and well-presented two-bedroom middle-of-terrace property providing generous accommodation over two levels, with rear courtyard garden.

The property provides flexible accommodation with a sitting room and dining kitchen on the ground floor together with two good sized double bedrooms and a bathroom on the first floor. Modern uPVC windows fitted throughout.

To the rear of the property there is a 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 to excellent schools, local shopping parade and Hornbeam Park railway station.





GROUND FLOOR

SITTING ROOM

A spacious reception room with fireplace and large window to the front.

KITCHEN

A modern fitted dining kitchen with wall and base units. Gas hob with extractor above and oven below. Fridge freezer, dishwasher and washing machine all included. The kitchen also benefits from a Pantry cupboard and utility area. Glazed door lead to the rear garden.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes and window to the front.

BEDROOM 2

A further double bedroom with window to the rear.

BATHROOM

A white suite comprising WC, wash basin, bath with shower above and heated towel rail. Tiled floors and walls. Frosted window to the rear.

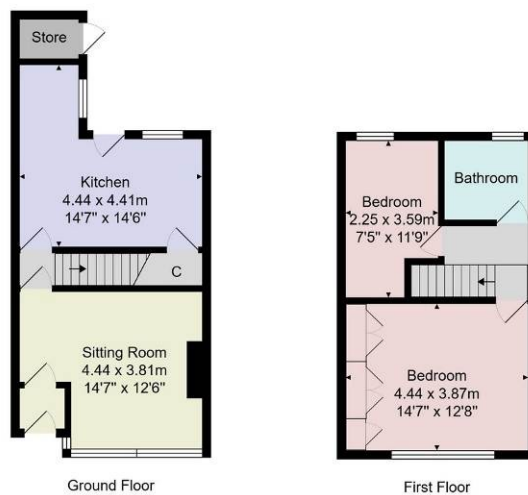
OUTSIDE

The property has a paved rear courtyard garden with decked sitting area. The property also benefits from a further store cupboard.

Tenure - Freehold

Council Tax Band - B





Total Area: 70.3 m² ... 757 ft²

All measurements are approximate and for display purposes only.

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