



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

£280,000

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A beautifully presented two-bedroom stone-built mid-terrace property with an attractive courtyard garden, situated in this popular south Harrogate location well served by excellent local amenities.

This delightful home offers stylish and well-planned accommodation arranged over three floors. On the ground floor there is a superb open-plan living space with a woodburning stove and a high-quality fitted kitchen. Upstairs there are two double bedrooms and a modern bathroom. To the rear, the property enjoys a charming south-west facing courtyard garden, ideal for outdoor sitting and entertaining.

The property is located on the sought-after south side of Harrogate, within easy reach of a range of shops, schools, and transport links including Hornbeam Park railway station. Harrogate town centre is just a short distance away. No chain.





GROUND FLOOR

LIVING AREA & KITCHEN

A stunning open-plan kitchen and living space with woodburning stove, windows to the front and rear, and door leading to the garden. The kitchen comprises a range of quality fitted units with granite worktops, gas hob, integrated oven and fridge/freezer.

FIRST FLOOR

BEDROOM ONE

A good-sized double bedroom with fitted wardrobes.

BATHROOM

A modern white suite comprising WC, basin and bath with shower above. Fitted storage cupboard.

SECOND FLOOR

BEDROOM TWO

A further well-proportioned double bedroom with window to the rear.

OUTSIDE

To the rear of the property there is an attractive paved courtyard garden enjoying a south-west facing aspect, providing an excellent outdoor sitting and entertaining space. Useful outside store.

Tenure - Freehold

Council Tax Band - B





Total Area: 68.7 m² ... 739 ft²

All measurements are approximate and for display purposes only.

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