

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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7 Hookstone Road, Harrogate, North Yorkshire, HG2 8BT

£315,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

7 Hookstone Road, Harrogate, North Yorkshire, HG2 8BT

A very spacious and beautifully presented three-bedroom townhouse situated within this popular south Harrogate location well served by excellent local amenities.

This spacious home has two good-sized reception rooms, including the sitting room which has a bay window and wood-burning stove. There is a modern fitted kitchen, three bedrooms and large bathroom with roll-top bath. There is a forecourt garden and enclosed courtyard rear garden providing an excellent outdoor and entertaining space.

The property is well served by excellent local amenities along Leeds Road, including a parade of shops, Marks & Spencer Food Hall and is just a few minutes' walk from Hornbeam Park railway station. Harrogate town centre is also nearby.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with wood-burning stove and bay window.

DINING ROOM

A further reception room with glazed doors leading to the garden and under-stairs cupboard.

KITCHEN

With a range of modern fitted units with electric hob, integrated oven, microwave, dishwasher and space and plumbing for appliances.



FIRST FLOOR BEDROOMS

There are three good-sized bedrooms on the first floor.

BATHROOM

A white modern suite, comprising WC, washbasin set atop a vanity unit, roll-top bath and shower. Tiled floor with under-floor heating. Heated towel rail.

OUTSIDE

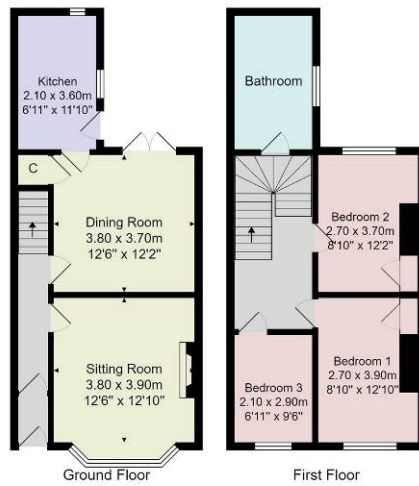
There is an attractive forecourt garden together with enclosed garden to the rear with artificial grass and decked sitting area providing an excellent outdoor space.



Tenure - Freehold

Council Tax Band - C





Total Area: 92.3 m² ... 993 ft²

All measurements are approximate and for display purposes only.
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