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THE HARROGATE ESTATE AGENT

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

£450,000

THE HOME OF PROPERTY • SINCE 1921

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A deceptively spacious and beautifully presented four-bedroom townhouse with an attractive enclosed courtyard garden, situated in this desirable south Harrogate location well served by excellent local amenities.

This superb family home provides generous and versatile accommodation arranged over three levels. On the ground floor there is an impressive open plan living space with sitting and dining areas and a stylish modern kitchen, together with a useful separate utility room and downstairs WC. Upstairs, there are four good-sized bedrooms and two modern bathrooms. Outside, the property has a forecourt garden to the front and an enclosed rear courtyard garden with artificial grass, ideal for sitting and entertaining.

The property is located in a prime south Harrogate position, within easy reach of a parade of shops on Leeds Road, the excellent schools in the area, and just a short walk from Hornbeam Park railway station. The famous Harrogate Stray and town centre are also close at hand.

GROUND FLOOR

RECEPTION HALL
With oak flooring that continues through to the sitting and dining rooms.

SITTING ROOM
With bay window to the front with fitted shutters. Attractive fireplace with open fire.

DINING ROOM
A further reception room with window to the rear, open plan to the kitchen.

KITCHEN
A stylish modern fitted kitchen with a range of wall and base units with induction hob, double oven, microwave, dishwasher and fridge/freezer. Understairs cupboard.

UTILITY
With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.

CLOAKROOM
With WC and basin.

FIRST FLOOR

BEDROOM ONE
A large double bedroom with fitted wardrobes.

BEDROOM TWO
A further good-sized double bedroom.

BATHROOM
A modern white suite comprising WC, basin and bath with shower above. Heated towel rail.

SHOWER ROOM
A further bathroom with WC, basin and shower. Heated towel rail.

SECOND FLOOR

BEDROOM THREE
A large double bedroom with fitted cupboards.

BEDROOM FOUR
A further good-sized bedroom with fitted wardrobes.

OUTSIDE
To the front there is a forecourt garden. To the rear, an enclosed courtyard garden with artificial grass provides an excellent sitting and entertaining space.

Tenure - Freehold

Council Tax Band - C

Total Area: 154.0 m² ... 1657 ft²
All measurements are approximate and for display purposes only.
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