

# HUNTERS<sup>®</sup>

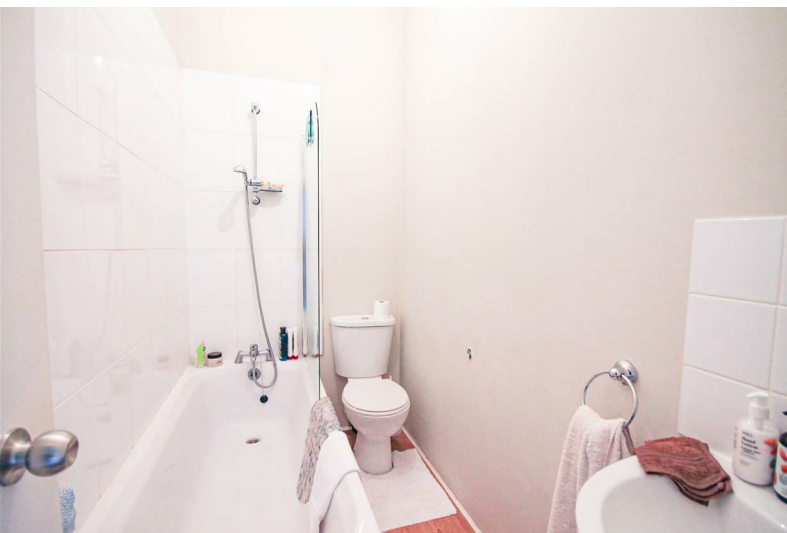
HERE TO GET *you* THERE



## Hookstone Road

Harrogate, HG2 8BT

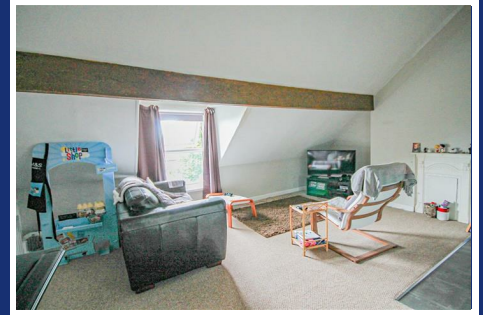
**Guide Price £575,000**



# Hookstone Road

Harrogate, HG2 8BT

Guide Price £575,000



## Flat 1

2 bedroom flat with open plan living kitchen area, one bathroom and one shower room. EPC: D - Environmental impact a this property produces 3.1 tonnes of CO2. 650 SQ FT. Potential rental income £800PCM Council Tax: B

## Flat 2

2 bedroom flat with open plan living kitchen area, one bathroom. EPC: D - Environmental impact a this property produces 2.6 tonnes of CO2. 573 SQ FT. Potential rental income £725 PCM Council Tax B

## Flat 3

2 bedroom flat with open plan living kitchen area, one bathroom and one shower room. EPC: E - Environmental impact a this property produces 4.7 tonnes of CO2. 586 SQ FT. Potential rental income £625 PCM Council Tax A

## Material Information

Tenure Type; Freehold

Flat 1 Council Tax Banding; B EPC: D

Flat 2 Council Tax Banding: B EPC: D

Flat 3 Council Tax Banding: A EPC: E

**INVESTMENT OPPORTUNITY.** A rare opportunity to purchase this character mid terrace property, converted into three modern self contained flats and situated in this highly sought after 'south side' location.

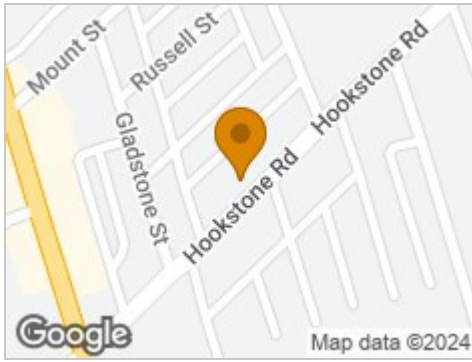
The accommodation comprises two spacious two bedroom flats to the ground floor and first floor and a one bedroom flat to the second floor. The ground floor flat has the benefit of a rear courtyard.

Viewing strongly advised.

- INVESTMENT OPPORTUNITY
  - Three spacious apartments
- Sought after 'south side' location
  - Close to the town centre
  - Well maintained property
- Flat one with rear courtyard
  - Rare opportunity
  - Viewing strongly advised



## Road Map



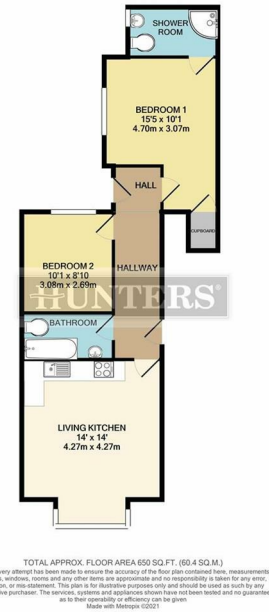
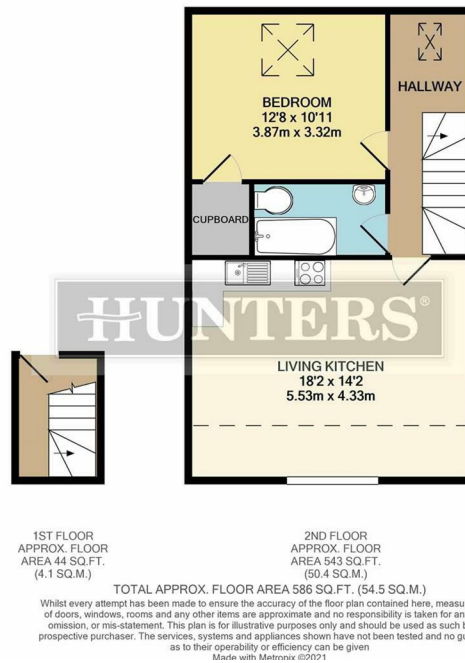
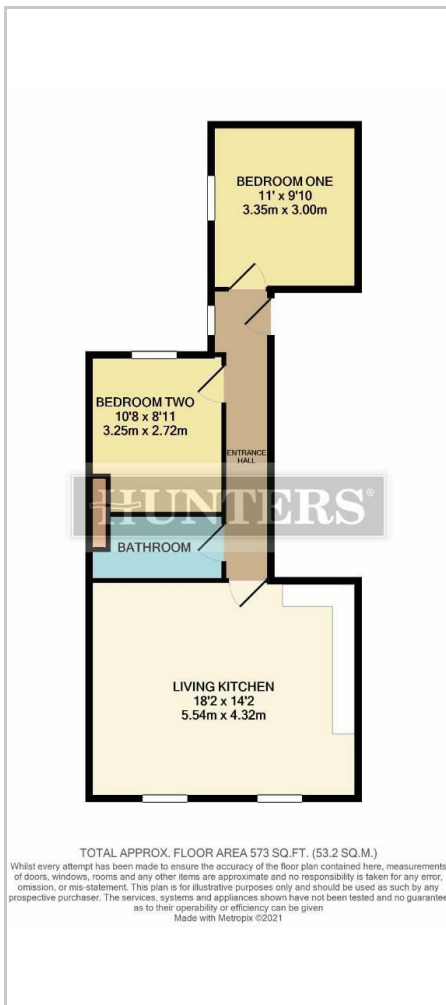
## Hybrid Map



## Terrain Map



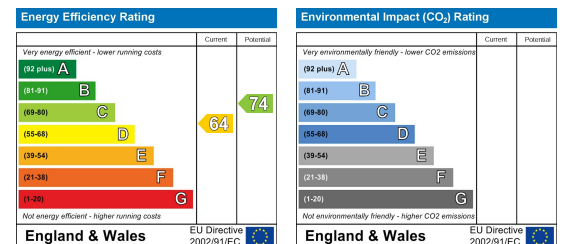
## Floor Plan



## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.