

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hookstone Chase

Harrogate, HG2 7DD

Council Tax: C

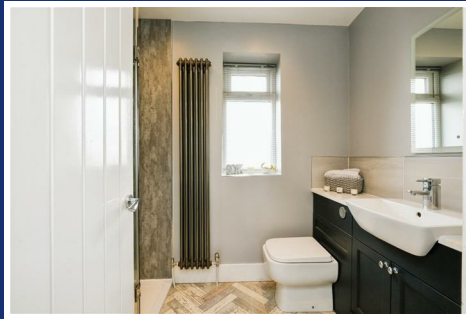
Guide Price £375,000



# Hookstone Chase

Harrogate, HG2 7DD

Guide Price £375,000



## Entrance Hall

Access via glazed composite entrance door, stairs to first floor, radiator, doors to:

## Lounge

14'1" x 11'9" (4.30 x 3.60)

UPVC double glazed bay window to front elevation, TV point, radiator.

## Kitchen Dining Room

18'4" x 8'10" (5.60 x 2.70)

Quality modern range of wall and base mounted units with Quartz working surfaces over with inset sink unit and mixer tap, inset ceramic hob with extractor hood over and double built in oven, integrated dishwasher, space for tall fridge freezer, storage cupboard, space for table, inset ceiling spot lights, feature radiator, UPVC double glazed window to rear elevation, UPVC double glazed French doors to rear garden, door to:

## Rear Lobby

Door to garage, rear access door and door to:

## WC

Low level WC, wall mounted sink unit with cupboards under, radiator, UPVC double glazed window to rear elevation, plumbing and space for washing machine.

## First Floor Landing

Loft access, doors to:

## Bedroom One

14'9" x 8'2" (4.50 x 2.50)

UPVC double glazed window to front elevation, radiator, door to:

## Ensuite Shower Room

Quality modern suite comprising walk-in shower unit with mains shower over, fitted unit with low level WC and wash hand basin with cupboard under, feature radiator, extractor fan, UPVC double glazed window to rear elevation.

## Bedroom Two

14'5" x 12'5" (4.40 x 3.80)

UPVC double glazed bay window to front elevation, radiator.

## Bedroom Three

10'5" x 8'10" (3.20 x 2.70)

UPVC double glazed window to rear elevation, radiator.

## Bedroom Four

8'10" x 7'10" (2.70 x 2.40)

UPVC double glazed window to front elevation, radiator, storage cupboard.

## Bathroom

Modern white suite comprising panel bath with shower over and glazed screen, low level WC, wash hand basin with cupboards under, heated towel rail, part tiled walls, UPVC double glazed window to rear elevation.

## EPC

Environmental impact as this property produces 3.1 tonnes of CO2.

## Material Information

Tenure Type; Leasehold - Freehold available to buy.

Leasehold Years remaining on lease; 4879 years

Leasehold Annual Service Charge Amount £0.00

Peppercorn rent never been claimed.

Council Tax Banding; C

Tel: 01423 536222

OFFERED TO THE MARKET CHAIN FREE. A wonderful opportunity to purchase a recently renovated and thoughtfully extended family home in this sought after location, central to Harrogate and Knaresborough and close to well-regarded primary and secondary schools. Finished to a high specification, with stylish features throughout, the property is complete with an annex, ideal as an office/ games room or snug.

This spacious and welcoming home briefly comprises: Entrance hallway with doors to the spacious family lounge with bay window, the modern kitchen dining space featuring quartz work tops and stylish kick space lighting, rear porchway to guest W.C/ utility room and integral garage. Stairs rise to the first floor landing with doors leading to the main bedroom with en-suite shower room, two further double bedrooms, a single bedroom with built in storage cupboard and the house bathroom.

Outside to the front, the property features a large driveway for 2-3 cars, access to the garage with electric roller shutter and brick render and fenced borders. To the rear, a beautifully presented rear garden, mostly laid to lawn, with patio areas ideal for dining and entertaining and a useful wooden shed. The ANNEX is fully renovated and finished with a stylish render. Complete with lighting, power and French doors to the garden this is an ideal space for a games room, office or teenage snug.

- OFFERED TO THE MARKET CHAIN FREE
  - Stunning family home
- Three double bedroom and one single bedroom
  - Guest W.C
  - Ample driveway parking
- Featuring an OUTBUILDING with flexible use as a snug/ bedroom/ games room or office
- Recently renovated and modernised throughout
- Two bathrooms, one an en-suite shower room
  - Integral Garage
  - Ideal location



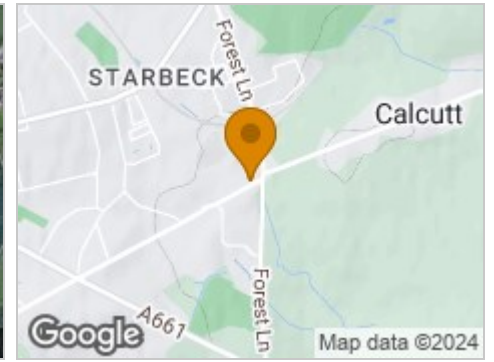
## Road Map



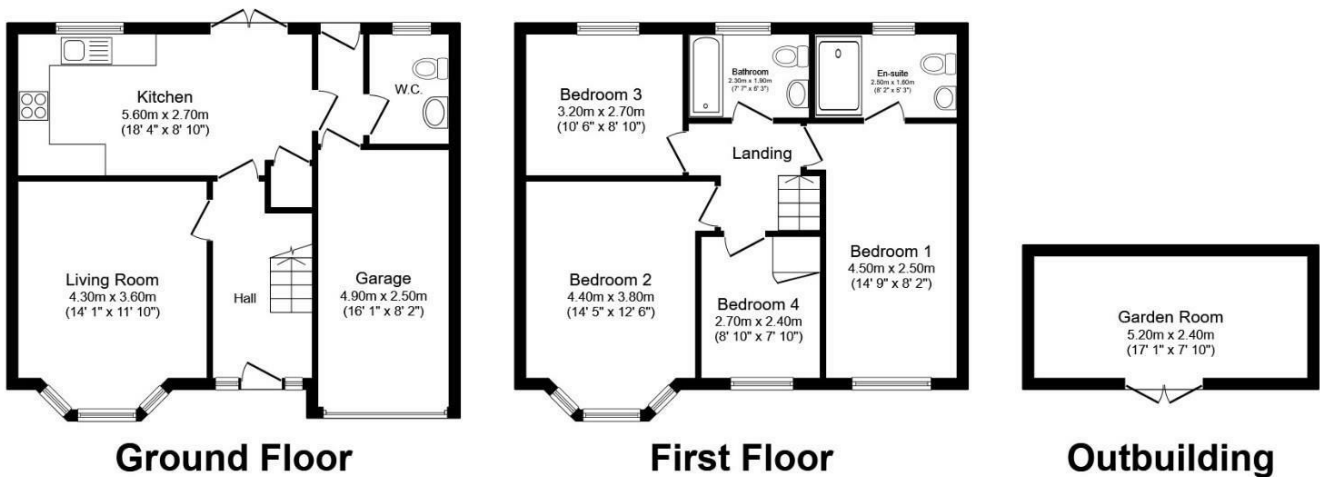
## Hybrid Map



## Terrain Map



## Floor Plan

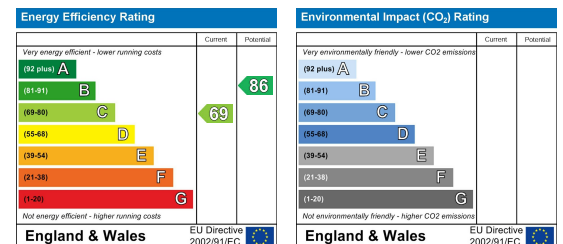


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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.