



## Hookstone Avenue, Harrogate, HG2 8ER

- NO ONWARD CHAIN
- Sought after South Side location
- Private rear garden
- Separate lounge and dining room
- Early viewing highly recommended
- Ideal for first time buyers and buy to let investors
- Bedroom one with modern en-suite
- Close to local amenities
- Close to well regarded schools
- Council tax band C



**Guide Price £285,000**



# Hookstone Avenue, Harrogate, HG2 8ER

## DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A fantastic opportunity to purchase a spacious three bedroom family home, which has been freshly decorated throughout. The property is situated in a highly sought after South Side location with convenient access to local amenities, well regarded schools and excellent transport links.

The spacious accommodation briefly comprises: Entrance hallway, spacious lounge, dining room, kitchen and access to private enclosed rear garden.

A first floor landing serves three bedrooms, bedroom one with modern en-suite shower room, two further bedrooms and a modern family bathroom with shower over the bath. To the outside, there is a low maintenance private enclosed rear garden. and pretty courtyard frontage with natural border.

An early viewing is highly recommended to fully appreciate the accommodation and living space on offer.

EPC

Energy rated: D

This property produces 4.2 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C











Total floor area 85.9 m<sup>2</sup> (925 sq.ft.) approx

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)

### Viewings

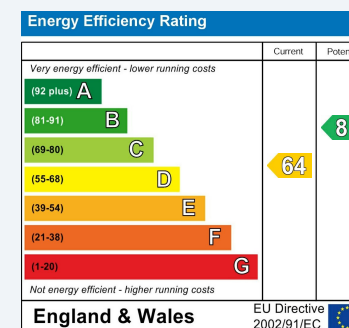
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.