



Hookstone Chase, Harrogate Price Guide £259,950

**** NO ONWARD CHAIN ****

A traditional semi detached house positioned within this sought after location, having a spacious through lounge and being offered for sale with vacant possession.



Accommodation

An ideal opportunity for property investors, DIY enthusiasts and families to acquire this traditional semi-detached house which offers huge potential for further improvement.

Internally the property is entered at the front into a reception hall having a uPVC framed double glazed front entrance door. The hall includes a staircase which leads to the first floor accommodation with spindle balustrade and handrail. There is a radiator and coved cornices.

Thereafter there is a small inner hall which gives access to the downstairs cloakroom which has a low flush WC and corner wash hand basin.

The principal reception room is a spacious lounge having a fitted electric fire set on an exposed stone hearth with surround. There is a television aerial point, coved cornices and bay window to the front elevation with uPVC framed double glazed casements. The lounge leads through into a dining area which again has a radiator and coved cornices.

The property's kitchen requires a programme of modernisation and presently includes a range of built in base units with laminated worktops and inset stainless steel sink unit. There is an additional range of high level storage and display cupboards in addition to an electric point for cooking and plumbing for an automatic washing machine.

To the first floor are three bedrooms with bedroom one being located at the front of the house having a bank of built in wardrobes in addition to a bay window to the front elevation with uPVC framed double glazed casements. There is a single radiator and coved cornices.

Bedroom two is located at the rear and again enjoys a bay window as well as both a double and a single wardrobe.

Bedroom three is located at the front having a built in wardrobe, and both bedrooms 2 and 3 include radiators.

The internal accommodation is completed by a house bathroom having a low flush WC, pedestal wash hand basin and inset panelled bath with full height tiled splashbacks.

To The Outside

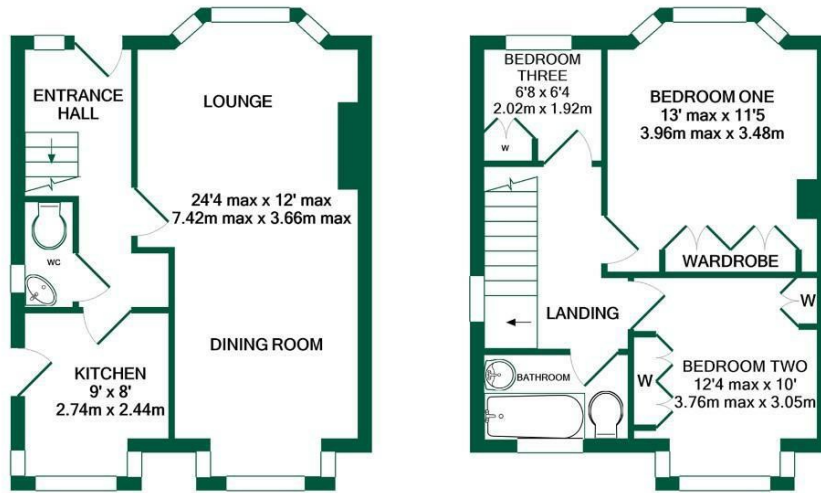
The property is accessed directly off Hookstone Chase onto a front and side driveway which provides off street parking for numerous motor vehicles. The driveway in turn gives access to a detached single garage which has an up and over garage door.

The property's front garden is rectangular in nature being extensively laid to gravel with a flagged circular feature in addition to a herbaceous front border.

Adjoining the side garage elevation is a flagged patio with timber built garden shed which is included within the sale. The remainder of the rear garden is lawned with surrounding fenced boundaries.

The property is certain to create significant interest and an early inspection is strongly recommended.





GROUND FLOOR
APPROX. FLOOR
AREA 518 SQ.FT.
(48.1 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 915 SQ.FT. (85.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Stephensons

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

