



**Hookstone Grange Court, Harrogate, North Yorkshire, HG2 7BP**

**£425,000**

A truly outstanding, stylish & spacious link-detached family home. Large family sized gardens. Plentiful parking for several cars. Tucked away cul-de-sac position. Desirable location.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES



## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this exceptional and spacious link-detached family home, with particularly impressive gardens. Occupying a relatively private and tucked away position on this desirable cul-de-sac. Features include: good sized rooms, stylish presentation, gas central heating, PVCu double glazing and modern fixtures. With plenty of space inside and outside, this is an ideal long term family home. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, size, presentation, gardens, longer term potential, lifestyle and value for money.

## PROPERTY SUMMARY

The accommodation includes extensive living spaces, a stylish dining kitchen, conservatory, integral garage, WC, 4 bedrooms and 2 bathrooms. Externally there is plentiful parking to the front, an additional side driveway area, and large enclosed rear gardens.

## LOCATION

Situated in a tucked away cul-de-sac position in this established and desirable area. There is convenient access into open countryside, onto the famous Stray and into Harrogate's vibrant town centre, with the many amenities and transport links on offer there. There are also many local shops, supermarkets, schools and recreational facilities nearby, as well as regular bus and train services. The North Yorkshire spa town of Harrogate offers an excellent choice of shops, restaurants, bars and tourist attractions and has often featured as one of the most sought after places to live in the UK. Popular with residents and tourists Harrogate is an ideal base for those keen to explore the Yorkshire Dales and surrounding countryside. There are excellent transport links to Leeds, York, Knaresborough and beyond, making it a popular choice with commuters.

## DIRECTIONS

Sat Nav location: HG2 7BP.

## GROUND FLOOR

Front entrance vestibule and inner hallway, with downstairs cloakroom/WC.

**Lounge** 16' 11" x 12' 2" (5.15m x 3.71m) max.  
Spacious reception room with plentiful seating space, feature fireplace and front bay window.

**Dining Kitchen** 25' 0" x 10' 8" (7.61m x 3.25m) max.  
A large and stylish space with extensive kitchen area and formal dining area.

**Conservatory** 12' 3" x 10' 6" (3.73m x 3.20m)  
A good sized conservatory, enjoying a pleasant outlook over the gardens.



## FIRST FLOOR

Central landing.

**Master Bedroom** 10' 9" x 9' 4" (3.27m x 2.84m) plus wardrobe.

Double bedroom with front window, fitted wardrobes and door to:

### En-Suite

Contemporary suite with large walk in shower.

**Bedroom Two** 9' 4" x 9' 4" (2.84m x 2.84m)

Double bedroom with rear window.

**Bedroom Three** 15' 5" x 8' 2" (4.70m x 2.49m)

Double bedroom with front window.

**Bedroom Four** 7' 7" x 6' 3" (2.31m x 1.90m)

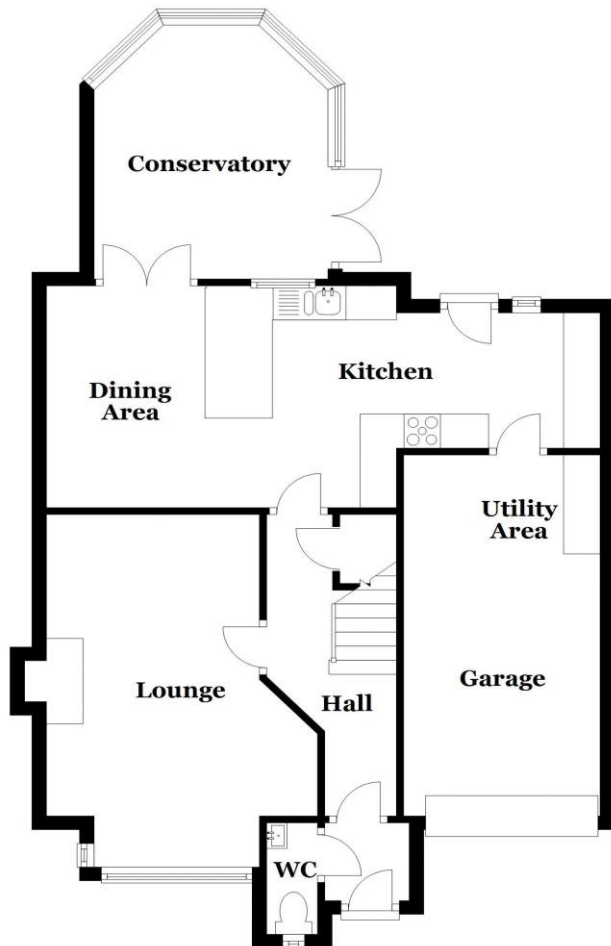
Versatile single sized bedroom with front window and overstairs bulkhead cupboard.

**Family Bathroom** 15' 5" x 6' 2" (4.70m x 1.88m) max.

An extended and stylish family bathroom with corner bath suite and separate shower cubicle.



Ground Floor



First Floor







**INTEGRAL GARAGE 17' 3" x 8' 3" (5.25m x 2.51m)**  
Fitted utility area with sink and space for a washer and dryer. Front garage door.

## OUTSIDE

Being at the end of the cul-de-sac, this particular property benefits from an extensive parking area, able to accommodate several cars, and offering ideal space for a motorhome or caravan. There is a decent width side area offering further extension or parking options. To the rear of the house is an enclosed and very generously sized garden, with well kept lawn and extensive paved seating areas. The rear gardens are ideal for large families and entertaining.

## PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

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## Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

**Tenure:** Freehold.  
**Council Tax Band:** D.

These details were prepared / amended on: 12/11/2022



Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Current	Potential		Current	Potential	
<b>EXAMPLE</b>			<b>EXAMPLE</b>		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

### AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

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