





14 Hookstone Drive, Harrogate, HG2 8PP  
£775,000



### Description

A substantial six bedroom detached family home, occupying a large, private site offering the scope for further extension, subject to obtaining the necessary planning approval.

A beautifully proportioned family home which offers spacious and flexible living space. The property has the benefit of gas fired central heating and sealed unit double glazing and briefly comprises: Central reception hall with cloakroom/WC, impressive through sitting room, separate dining room, conservatory, breakfast kitchen and utility room. On the first floor is a master bedroom with en-suite bathroom, three further bedrooms and shower room. On the second floor are two further double bedrooms and second shower room.

The front of the property has been gravelled, providing ample additional parking space and providing ease of maintenance. There is a detached garage and a large lawned garden enclosed by hedging, ensuring excellent privacy. The rear garden backs onto Hookstone woods, making it ideal for the family.







Hookstone Drive is situated to the south of the town, with this particular property being adjacent to St John Fisher school. There is also St Aidan's School within walking distance and Oatlands primary school. The location is also ideal for the commuter as easy access can be gained to Hornbeam railway halt and onto the Wetherby Road, linking with the southern bypass and A1(M).

The town centre is within walking distance as is the 200 acre Harrogate Stray.

#### **Tenure**

Freehold.

#### **Services**

All mains services are connected to the property.

#### **Council Tax**

Band G.

#### **Directions**

From Station Parade proceed to the traffic lights adjoining York Place, turn left signposted to York. Take the right hand turn onto Oatlands Drive and proceed to traffic lights turn left onto Hookstone Drive, where the property will be found on your right hand side.

#### **Details Produced**

11th September 2020.







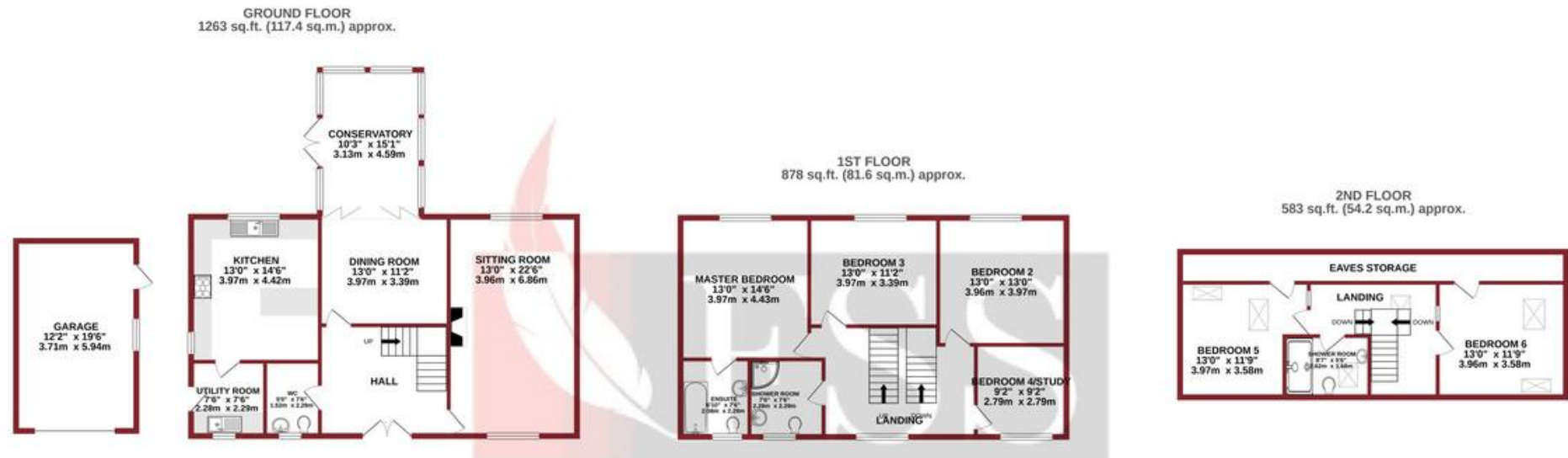












FEATHER SMAILES SCALES

TOTAL FLOOR AREA : 2724 sq.ft. (253.1 sq.m.) approx.

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