

TOTAL FLOOR AREA : 2215 sq.ft. (205.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**33 Hookstone Chase
Harrogate**

£700,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

An extremely rare opportunity to purchase this substantial detached family home with adjoining annex. Located in this popular residential area close to a large supermarket, shops and Harrogate town centre is only a short distance away.

The property has the benefit of double glazing, central heating and versatile accommodation. In brief comprising: a welcoming entrance hall, large living room, sitting room, dining kitchen and large family room.

The annex has a bedroom, sitting room/further bedroom and shower room.

To the first floor are three bedrooms, one with en-suite and house bathroom.

To the front of the property is an extremely large block paved carriageway drive with mature planted borders. The side driveway leads to extensive parking with turning area and extra space for a caravan. Lawned gardens, flowering borders and timber boundary fencing. Large double garage with inspection pit 18'3" x 24'.

4 Bedrooms

3 Reception Room

3 Bathroom

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DIRECTIONS - HG2 7HH

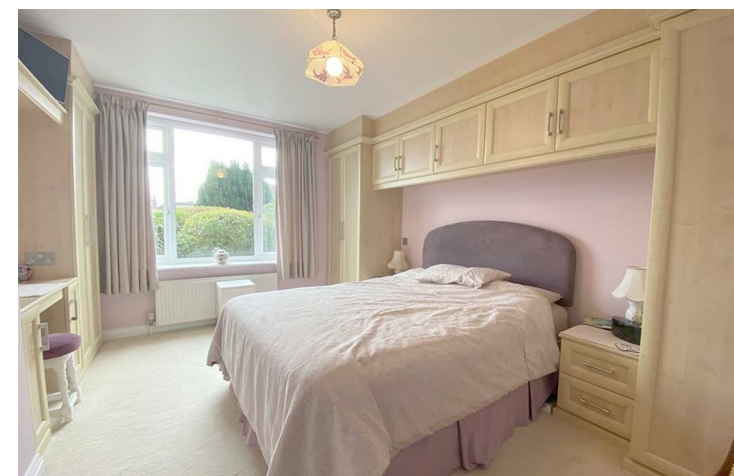
DIRECTIONS - HG2 7HH From Harrogate take the A61 York Place and at the roundabout take the 3rd exit turning into Wetherby Road. At the traffic lights turn left into Hookstone Chase, the property can be found on the left hand side.

COUNCIL TAX

The property has been placed in band F.

TENURE

The tenure of the property is Freehold



EPC RATING:

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
64	74		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

APPROXIMATE DISTANCES

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles