



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, HG2 7HH**

**£700,000
CHAIN FREE**

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.

33 HOOKSTONE CHASE | HARROGATE | HG2 7HH

A detached family property with an adjoining annex

Entrance Hall | Sitting Room | Living Room | Family Room | Kitchen

Three Bedrooms | En-suite | House Bathroom

Annx with Reception Room/Bedroom | Bedroom | Shower Room

Gardens to Front & Rear | Double Garage

Council Tax: F | Energy Rating: D | Tenure: Freehold



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 boarders and timber boundary fencing. Large double garage with inspection pit 18'3" x 24'.

