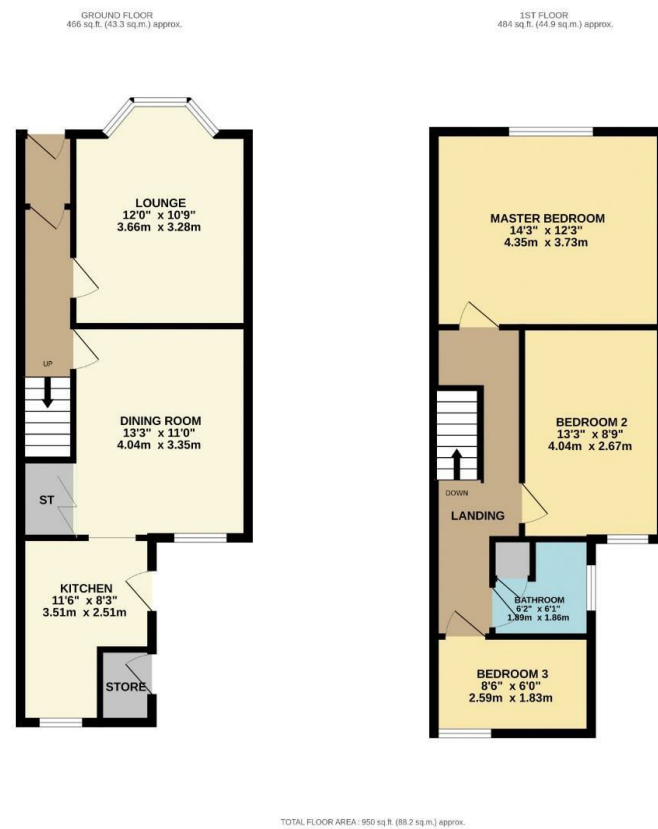
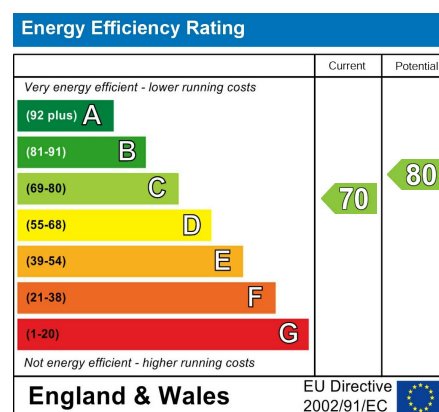


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on the main Leeds A61 road. Just before the Marks & Spencer's food hall turn left onto Hookstone Road where the property is easily found on the right hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£365,000

30 Hookstone Road, Harrogate, HG2 8BX

3 Bedroom House

A rare opportunity to purchase a three bedroom town house located in one of Harrogate's most sought after positions on the popular south side of Harrogate close to schools, train stops and Leeds Road.

No chain involved.



HOPKINSONS

E S T A T E  A G E N T S

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The property features replacement double glazed windows and gas fired central heating. The accommodation briefly comprises; Entrance porch, reception hall, bay fronted lounge with a feature electric fire to the central fireplace.

There is a separate dining room with useful under the stairs store and a fitted kitchen with a useful external store housing a Vaillant central heating boiler.

At first floor there are three bedrooms and a three piece bathroom.

To the front of the property there is a personal access gate and low maintenance full garden.

At the rear there is a south facing enclosed garden area with greenhouse and private parking with space for one car.

The property is located in one of Harrogate's most sort after positions. A short walk away there is a railway stop.

Additionally there are shops on the nearby Leeds Road that cater for most daily needs. There is also a large Marks & Spencer's food hall within a two minute walk.

Harrogate is a popular destination with a wide range of shops, bars and restaurants.

It also has an excellent choice of schooling opportunity and nearby. There is a choice of primary schools within a short walk.

