



3 Hookstone Avenue, Harrogate

£275,000 Offers Over

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A spacious three-bedroom mid-terrace home in a highly sought-after south-side location, offering generous accommodation, a private enclosed courtyard garden and excellent access to local amenities, highly regarded schools and transport links.

This attractive mid-terrace property combines period proportions with modern conveniences to create an ideal family home.

Outside, the property is approached via a charming forecourt garden with neatly maintained hedging, creating an attractive first impression. To the rear is a private enclosed courtyard garden, designed for ease of maintenance with a combination of paved seating areas and decorative gravel. Timber fencing provides a good degree of privacy, making it an ideal space for outdoor dining and entertaining, whilst gated rear access adds further practicality.

Offering generous living space, well-balanced accommodation and an excellent south-side location, this is a superb opportunity to acquire a family home within easy reach of Harrogate town centre, well-regarded schools and everyday amenities.

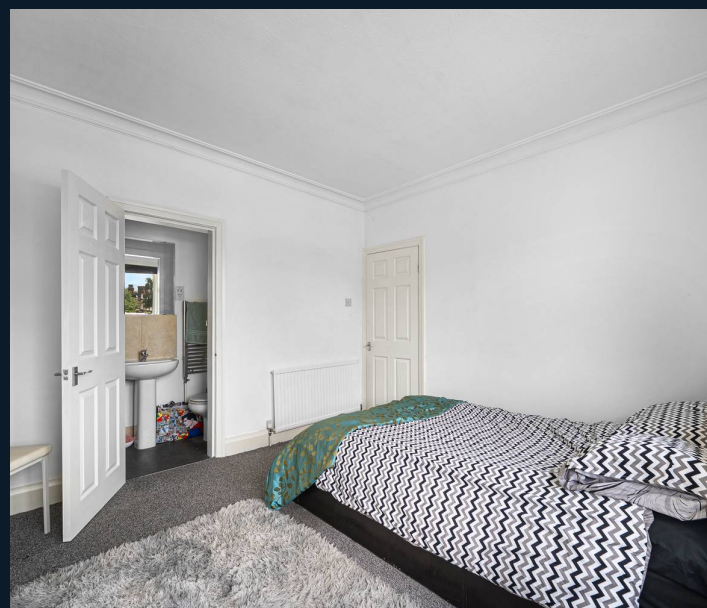
Council Tax band: C

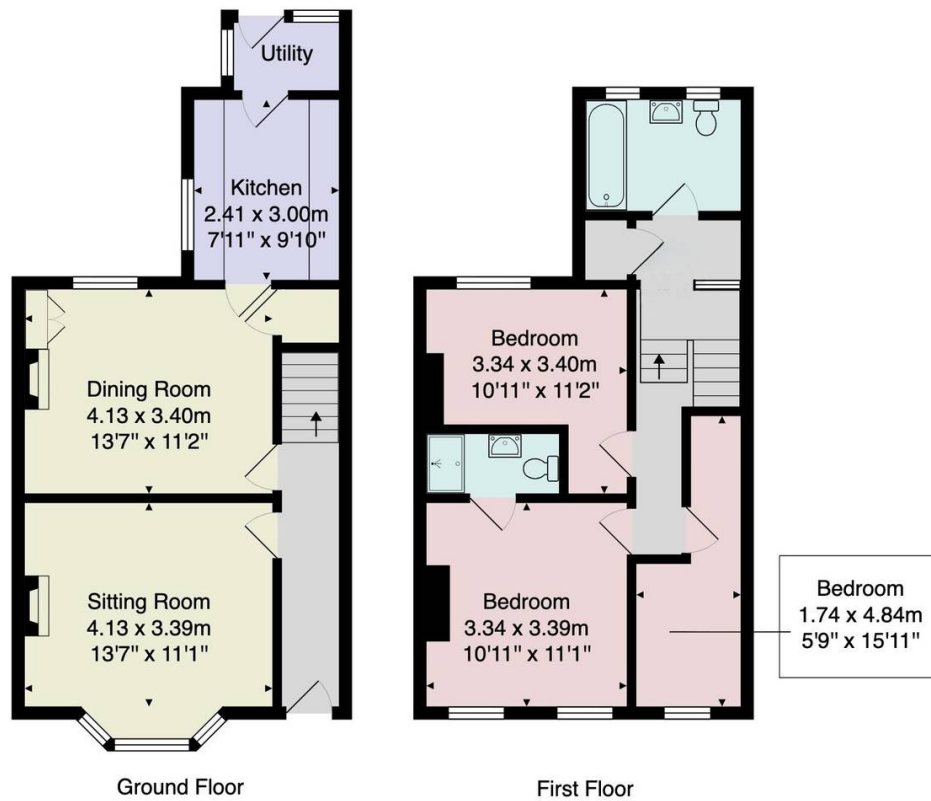
Tenure: Freehold

EPC Energy Efficiency Rating: D



The accommodation opens into a welcoming entrance hallway leading to a beautifully proportioned sitting room, where a wide walk-in bay window floods the space with natural light. High ceilings, decorative coving and a contemporary inset feature fireplace create an elegant focal point, whilst the generous dimensions provide ample space for both relaxation and entertaining. To the rear, a spacious dining room offers excellent versatility, equally suited to formal dining or everyday family living. A feature fireplace with timber surround and fitted alcove storage adds character, and the room enjoys a pleasant outlook towards the rear courtyard. The adjoining kitchen is fitted with a range of contemporary wall and base units incorporating generous work surfaces, an integrated oven with four-ring gas hob and extractor hood, together with plumbing for both a washing machine and dishwasher. A rear entrance porch provides useful additional storage and direct access to the garden. The first-floor landing leads to three well-proportioned bedrooms. The principal bedroom is a particularly generous double enjoying pleasant open aspects to the front and benefiting from a contemporary en-suite shower room. Bedroom two is a spacious rear-facing double, while bedroom three provides an ideal child's bedroom, nursery or home office. A modern family bathroom is fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin and WC.





Total Area: 91.8 m² ... 988 ft²

All measurements are approximate and for display purposes only.

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