



11 Hookstone Close, Harrogate

£489,950 Guide Price



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A stunning extended four bedroom detached family home with exceptional open plan living occupying a prime position at the head of a highly desirable cul-de-sac within the popular Hookstone Chase area of Harrogate. This beautifully presented detached family home has been thoughtfully extended and remodelled by the current owners to create a superb modern living environment perfectly suited to contemporary family life.

Externally, the property occupies a particularly attractive plot with a private south-west-facing rear garden enjoying a high degree of privacy. Predominantly laid to lawn and bordered by mature trees and established planting, the garden provides an excellent space for families, together with a stone-flagged patio and pergola seating area ideal for outdoor dining and entertaining. The favourable orientation ensures sunshine throughout the afternoon and into the evening.

To the front, a driveway provides off-street parking and access to a useful garage store. The property's position at the head of the cul-de-sac further enhances its appeal, offering a peaceful setting with minimal passing traffic.

Hookstone Close forms part of the highly regarded Hookstone Chase area, a popular residential neighbourhood well placed for excellent local amenities, highly regarded schools, Hornbeam Park railway station and convenient commuter links to Leeds and York. Harrogate town centre is also within easy reach.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



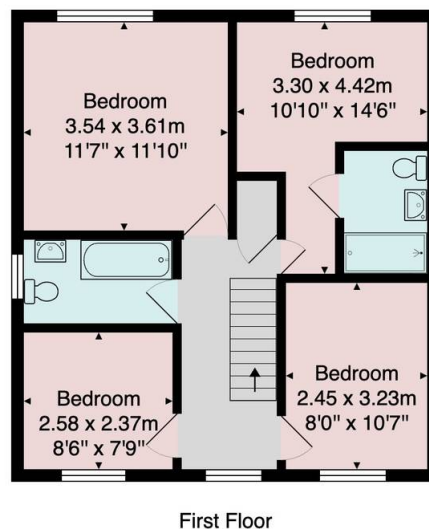
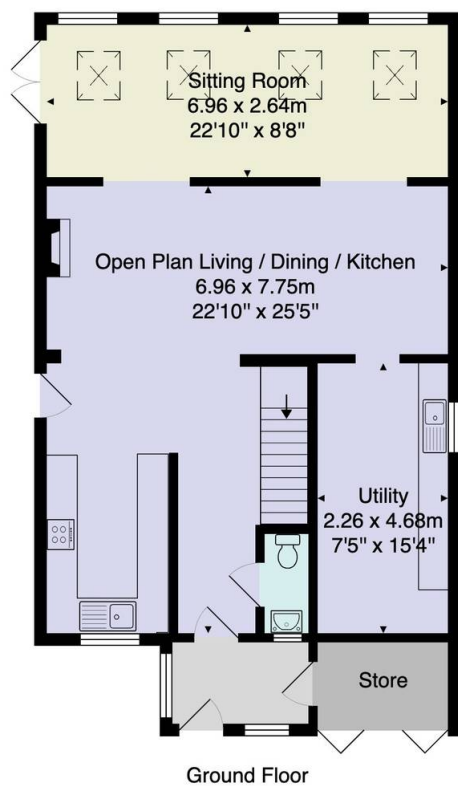
At the heart of the property is an outstanding open-plan kitchen, dining and living space extending across the rear of the house. Designed to maximise both natural light and functionality, this impressive space offers clearly defined areas for cooking, dining, relaxing and socialising whilst retaining a wonderful sense of openness throughout.

The stylish fitted kitchen features granite work surfaces, integrated appliances and an excellent range of storage, flowing seamlessly into a generous dining area and a stunning garden room extension. With a vaulted ceiling, multiple skylights and French doors opening directly onto the patio, the garden room creates a superb connection between the home and garden. A bespoke drinks station with wine cooler provides an attractive focal point, whilst a substantial utility room offers valuable additional storage and practical laundry space. A guest cloakroom completes the ground floor accommodation. To the first floor, a spacious landing leads to four well-proportioned bedrooms. The principal bedroom enjoys fitted storage and a modern en-suite shower room, whilst the remaining bedrooms are served by a stylish contemporary family bathroom. The fourth bedroom is currently utilised as a dressing room, demonstrating the flexibility of the accommodation to suit

AGENT'S NOTES

- Underfloor heating on whole of ground floor tiles.
- Boiler (first cupboard on the right in kitchen) has a 6 years left of 10-year warranty, was installed in 2022. Up to date with services.
- Integrated fridge, freezer and dishwasher in kitchen.
- 4th bedroom (converted dressing room) is big enough for a bed - has had a bed in there.





Total Area: 135.2 m² ... 1455 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.