



24 Hookstone Grange Way, Harrogate

£425,000 Guide Price

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A spacious four-bedroom detached family home with a driveway, garage and enclosed rear garden, now offering an excellent opportunity for general updating. Situated in this quiet cul-de-sac close to local schools and shops, the property is only a short distance from Harrogate town centre, while Starbeck railway station is also close at hand, providing convenient links to both Leeds and York.

Outside, a driveway provides off-street parking and leads to the single garage, while a lawned garden lies to the front. To the rear is an enclosed garden, principally laid to lawn with established planting, a paved seating area and a summer house.

Hookstone Grange Way is conveniently positioned for a wide range of everyday amenities, including local shops, supermarkets and well-regarded schools. Harrogate town centre is only a short distance away, while nearby Starbeck railway station offers regular services to Leeds and York, making the location particularly convenient for commuters.

Council Tax band: E

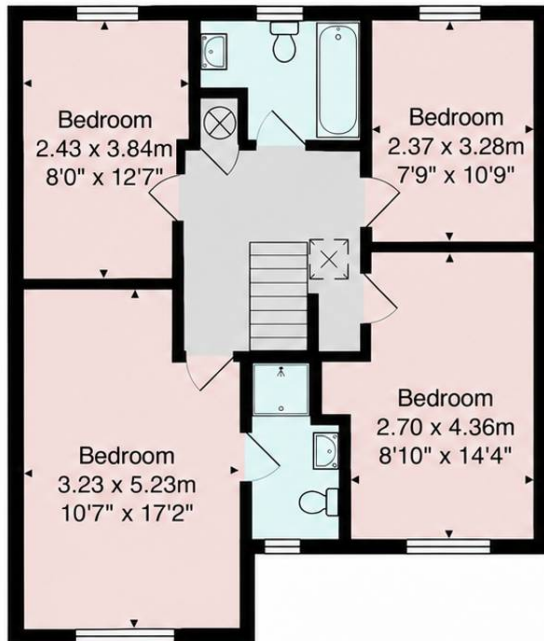
Tenure: Freehold



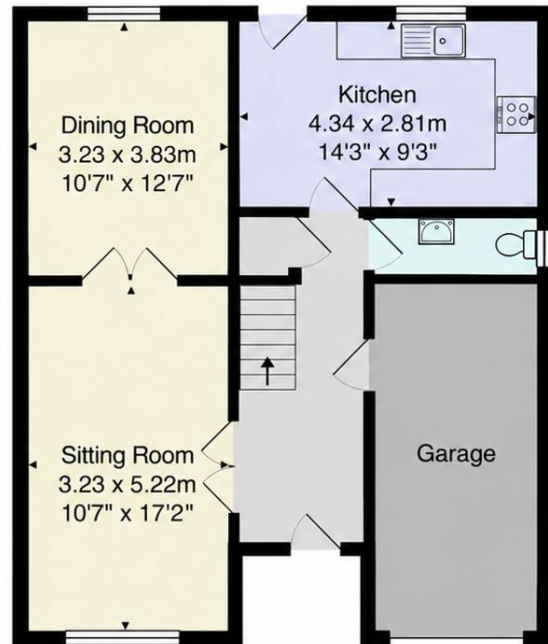
The accommodation opens into an entrance hall with a ground-floor WC and staircase to the first floor. The sitting room features a fireplace and opens through to a generous dining room, where sliding doors provide direct access to the rear garden. Completing the ground floor is a modern dining kitchen fitted with an extensive range of units and integrated appliances, together with space for a breakfast table and an external door to the garden.

To the first floor are four good-sized bedrooms, three of which benefit from fitted wardrobes. The generous principal bedroom is served by an en-suite shower room, with the remaining bedrooms complemented by a house bathroom.





First Floor



Ground Floor

Total Area: 132.9 m² ... 1430 ft² (excluding balcony)

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.

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