



37 Hookstone Chase, Harrogate

£595,000



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An individual and deceptively spacious 3/4 bedroom detached house occupying a generous plot with a large garden and ample parking. The property offers flexible and well-proportioned accommodation, making it ideal for families or those seeking adaptable living space, including the potential for annex accommodation if required. The house is situated in a desirable and convenient location, well served by local amenities and schools, and providing easy access to the southern bypass and motorway network. The accommodation has been thoughtfully extended and now provides a versatile layout arranged over two floors.

OUTSIDE

A generous driveway to the front of the property provides ample off-road parking for up to 6 vehicles. To the rear there is a good-sized garden laid mainly to lawn with patio areas and mature planted borders, providing an excellent outdoor space for relaxing and entertaining. patio and mature planted borders.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR

The generous ground-floor accommodation comprises a large reception room providing ample space for sitting and dining areas, featuring a woodburning stove and glazed doors leading to the rear garden.

There is a modern dining kitchen fitted with a range of stylish units with granite worktops and breakfast bar, incorporating a gas hob, integrated oven, microwave and dishwasher. The kitchen also provides space for a dining table and has doors opening onto the garden.

In addition, there is a further reception room which could be used as a snug, playroom or formal dining room.

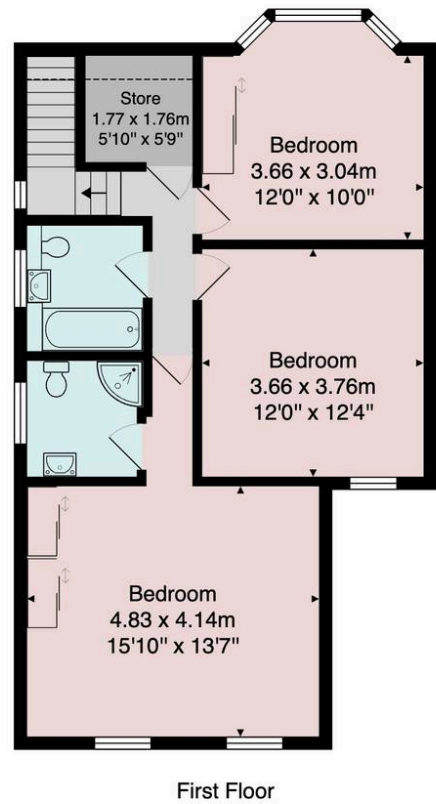
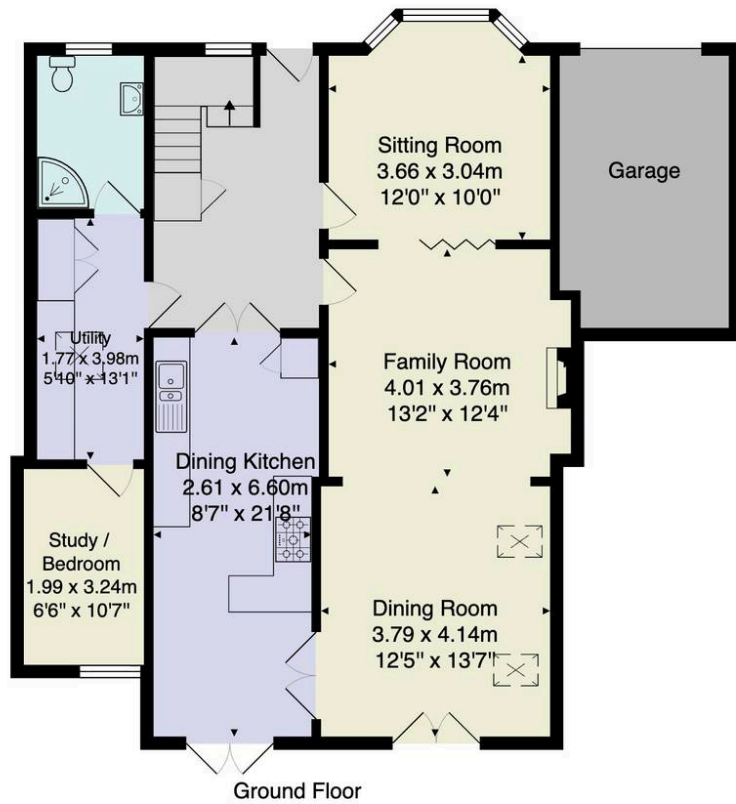
The property has also been extended to the side to create additional flexible accommodation, currently used as a utility area, study/bedroom and downstairs shower room. This area has excellent potential to be used as a self-contained annex if required.

FIRST FLOOR

On the first floor there are three good-sized double bedrooms, including the main bedroom which is of particularly generous proportions and benefits from a modern en-suite shower room. Subject to a buyer's requirements, the main bedroom could potentially be subdivided to create a fourth bedroom.

There is also a modern family bathroom fitted with a white suite comprising bath with shower above.





Total Area: 176.5 m² ... 1900 ft²

All measurements are approximate and for display purposes only.

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