

HUNTERS®

HERE TO GET *you* THERE



Hookstone Grange Court

Harrogate, HG2 7BP

Council Tax: D

Guide Price £330,000



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Entrance Porch

Access via UPVC entrance door, radiator, glazed door to:

Lounge

15'8" x 10'8" (4.80 x 3.26)

UPVC double glazed window to front elevation, radiator, fire place, Tv point, laminate flooring, door to inner hallway, door to:

Dining Room

10'8" x 8'6" (3.27 x 2.60)

Laminate flooring, radiator, through to

Kitchen

8'7" x 8'2" (2.62 x 2.51)

Modern range of wall and base mounted units with working surfaces over with inset circular sink with mixer tap, inset gas hob with extractor hood over and electric oven under, plumbing and space for washing machine and dishwasher, space for tall fridge freezer, part tiled walls, inset ceiling spot lights, UPVC double glazed window to rear elevation.

Conservatory

10'6" x 9'4" (3.22 x 2.87)

UPVC and brick construction, UPVC door to rear garden, laminate flooring.

Inner Hall

Stairs to first floor, doors to:

WC

Low level WC, wash hand basin, radiator.

Bedroom Four

10'9" x 8'2" (3.29 x 2.51)

Velux window, radiator, door to store room.

Store

8'2" x 5'0" (2.51 x 1.53)

First Floor Landing

Doors to:

Bedroom One

14'11" x 10'2" (4.55 x 3.11)

UPVC double glazed window to rear elevation, radiator, fitted wardrobes, door to:

Ensuite Shower

Corner shower cubicle, low level WC, UPVC double glazed window to rear elevation, part tiled walls.

Bedroom Two

10'4" x 9'1" (3.15 x 2.77)

UPVC double glazed window to front elevation, radiator, wardrobe space.

Bedroom Three

9'0" x 6'11" (2.76 x 2.13)

UPVC double glazed window to front elevation, radiator.

Bathroom

White suite comprising free standing bath, low level WC, pedestal wash hand basin, part tiled walls, UPVC window to rear elevation, radiator.

Bar

13'9" x 8'9" (4.21 x 2.69)

Power and light laid on. Bar area.

Outside

To the outside, there is a lawn garden to the front, with off road parking for two cars and a garage store. The enclosed rear garden is laid to lawn, with patio seating area, decked seating terrace and gravelled pathway leading to the garden bar, ideal for entertaining with double doors, power and light laid on and storage cupboard.

EPC

Environmental impact as this property produces 5.0 tonnes of CO₂.

Material Information

Tenure Type; Freehold
Council Tax Banding; D

Tel: 01423 536222

A spacious and well presented four bedroom family home, with home bar/entertaining space in the garden, occupying a sought after cul-de-sac location, offering easy access the local amenities including Morrisons supermarket and the railway station.

This fantastic property provides generous ground floor living space and comprises: Entrance hall, spacious lounge, dining room opening to conservatory, kitchen, inner hallway accessed from the lounge with guest WC and bedroom four. To the first floor, a landing serves three further bedrooms, bedroom one with en-suite shower room and house bathroom with free standing claw foot bath.

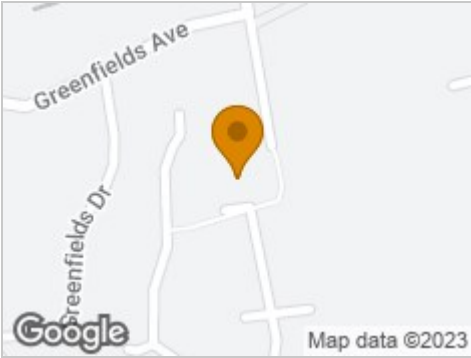
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- EXTENDED FAMILY HOME

- Dining room opening to conservatory
 - Bedroom one en-suite
 - Modern house bathroom
 - Guest WC
- Off street parking for two cars & garage store
 - Superb garden bar
- Attractive enclosed rear garden
 - Cul-de-sac location
 - Viewing recommended



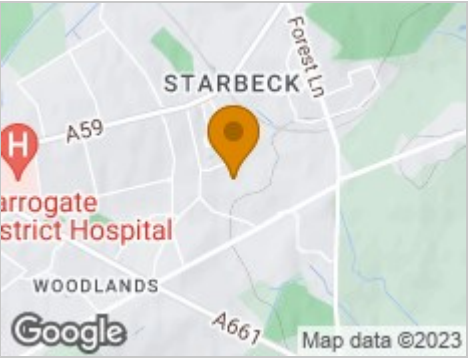
Road Map



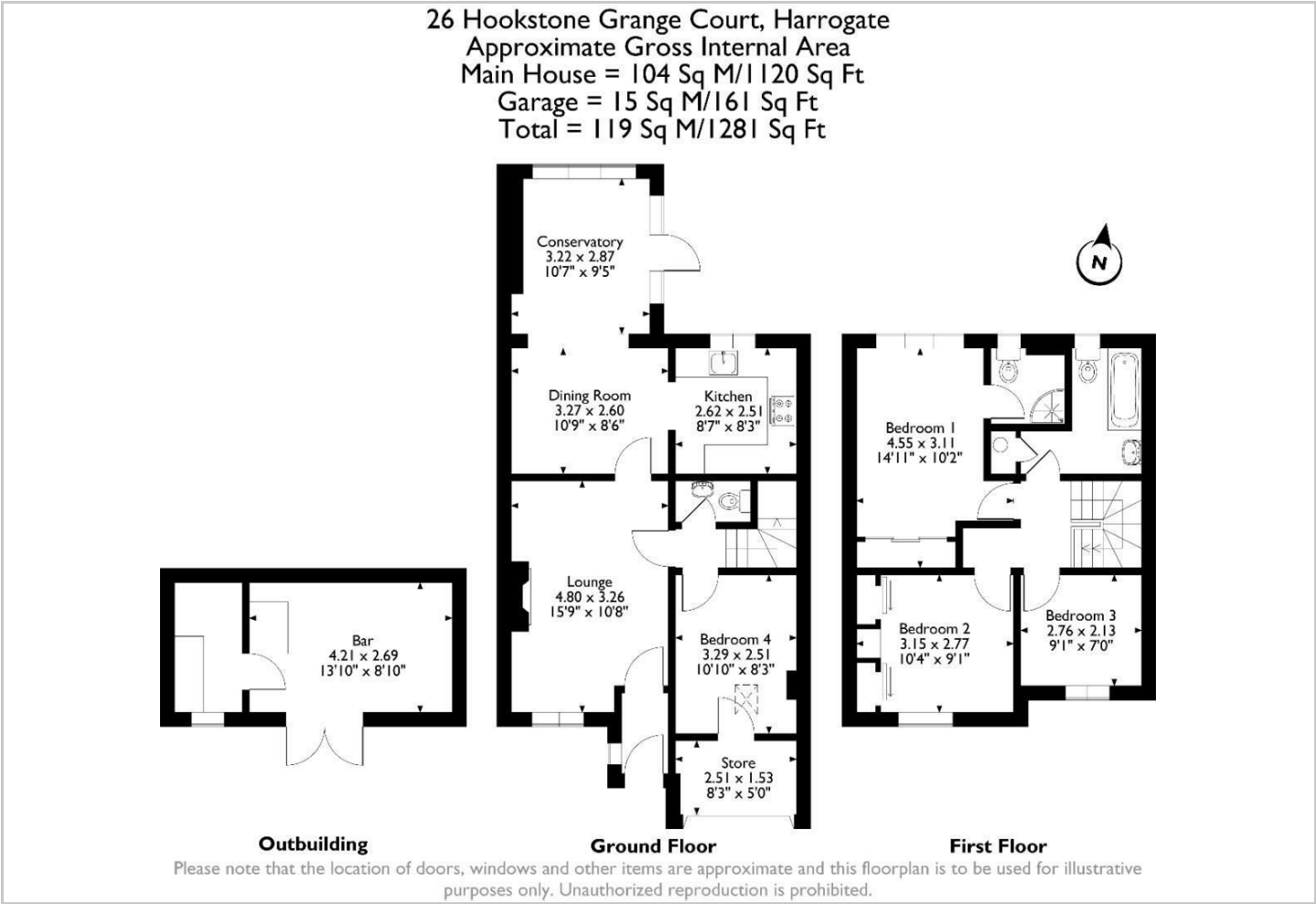
Hybrid Map



Terrain Map



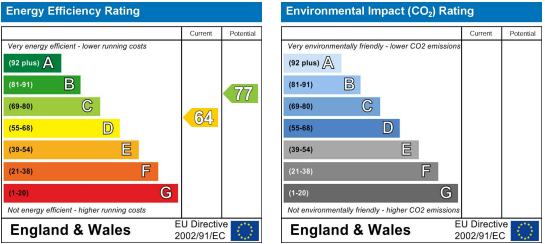
Floor Plan



Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.