



Hookstone Drive,
Harrogate, HG2 8PH
£595,000

4 Bedroom House
EPC Rating: C



Located in a highly sought after location, lies this detached family home set on a good sized plot benefitting from a detached double garage and four double bedrooms. Hookstone Drive is situated in a prime residential location, within easy walking distance of well-regarded Harrogate primary and secondary schools. The property is also within easy reach of Hookstone Woods, local amenities, public transport such as Hornbeam Park and easy access on the southern bypass leading to York and Leeds.

The property is finished to a good standard and briefly comprises; entrance hallway with cloakroom, good size living with dual aspect windows, kitchen/diner with breakfast bar and integrated appliances, and a second reception room currently used as a cinema room but also could be a useful snug/study. To the first floor; master bedroom with tiled ensuite shower room, three further double bedrooms and a modern family bathroom with shower over bath.

Outside; the property is set on a corner plot with road access from Wayside Close. To the side and front is a lawned garden, driveway for numerous cars and a double garage with power and lighting. The property also benefits from a rear garden, gas central heating and double glazing throughout. A viewing is recommended to truly appreciate the size and rarity of this unique family home.

GROUND FLOOR

ENTRANCE HALL

Entrance door and central heating radiator.

CLOAKROOM

Double glazed window to rear, low level WC and hand wash basin.

LOUNGE 17'11" x 11'11" (5.46 x 3.63)

Double glazed bay window to front and double glazed window to side, television point, telephone point and central heating radiator.

CINEMA ROOM/SNUG 17'11" x 10'5" (5.46 x 3.18)

Double glazed window to side and central heating radiator.

DINING KITCHEN 22'10" x 12'82 (6.96 x 3.86)

Fitted wall and base units with work surfaces over, sink unit, built in electric oven and gas hob with extractor hood over, integrated dishwasher, space for fridge freezer, breakfast bar, central heating radiator, double glazed window to rear and door to rear.

FIRST FLOOR

LANDING

Double glazed window to front, access to roof space and cupboard.

MASTER BEDROOM 11'11" x 11'10" (4.63 x 3.61)

Double glazed windows to front and side and central heating radiator.

ENSUITE SHOWER ROOM

White three piece suite comprising step in shower cubicle, low level WC, hand wash basin, tiled walls, tiled flooring and extractor fan.

BEDROOM TWO 12'0" x 11'0" (3.66 x 3.35)

Double glazed window to front, integrated cupboard and central heating radiator.

BEDROOM THREE 11'0" x 10'7" (3.35 x 3.23)

Double glazed window to rear and central heating radiator.

BEDROOM FOUR 10'7" x 9'11" (3.23 x 3.02)

Double glazed window to side and central heating radiator.

BATHROOM

White three piece suite comprising panelled bath with shower over, hand wash basin, low level WC, tiled walls, heated towel rail and double glazed window to rear.

OUTSIDE

FRONT/SIDE GARDEN

Laid mainly to lawn with planted borders and driveway.

REAR GARDEN

Laid mainly to lawn.

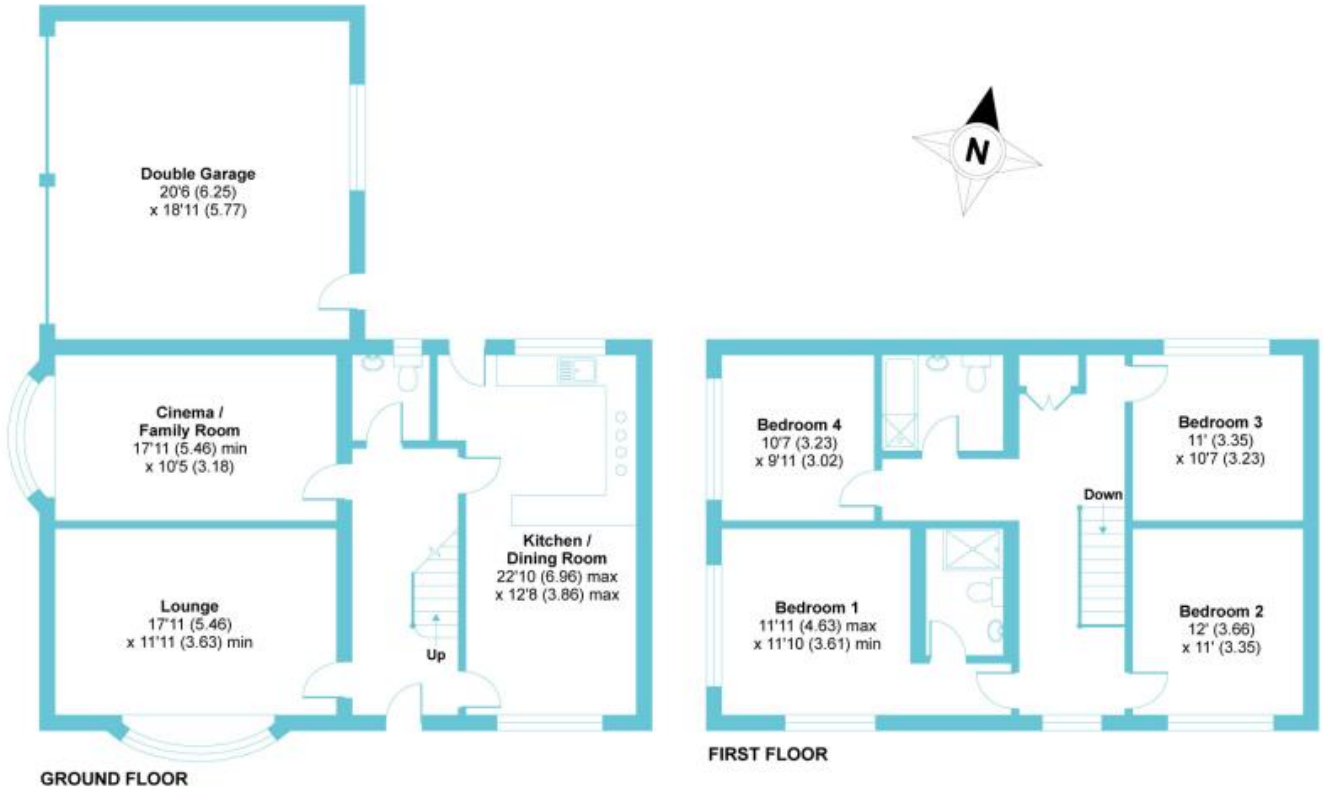
GARAGE

Attached garage with up and over door, lighting and power supply and plumbing for washing machine.



Hookstone Drive, Harrogate, HG2

APPROX. GROSS INTERNAL FLOOR AREA 2153 SQ FT 200 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	70	64	76
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p>	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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