

154 Hookstone Drive, Harrogate,  
HG2 8PF



 2  3  1

**£360,000**

## **Description**

A beautifully proportioned period family home which offers purchasers a fantastic opportunity to secure and finish to a purchasers own requirements. The property has the benefit of gas fired central heating and sealed unit double glazing and briefly comprises: Central reception hall, impressive sitting room, separate dining room and breakfast kitchen.

On the first floor is a large master bedroom with bay window, house bathroom and two further bedrooms.

The front of the property has been gravelled, providing ample parking spaces for numerous cars and front lawn. There is a large detached double garage, which has the potential subject to the necessary approvals to be a home office or workshop, and an Astroturf and gravel rear garden enclosed by fencing, ensuring excellent privacy and low maintenance.

## **Location**

Hookstone Drive is situated to the south of the town, with St John Fishers and also St Aidan's School within walking distance and also Oatlands primary school.

The location is also ideal for the commuter as easy access can be gained to Hornbeam railway halt and onto the Wetherby Road, linking with the southern bypass and A1(M).

## **Tenure**

Freehold with vacant possession on completion.

## **Energy Performance Certificate**

Grade D.

## **Services**

All mains services are connected to the property.

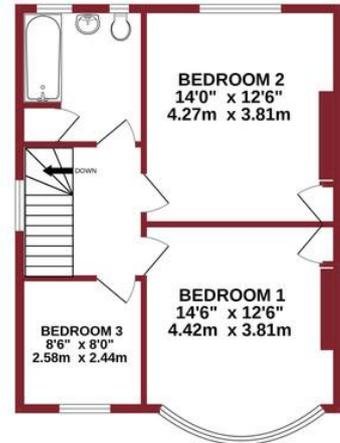
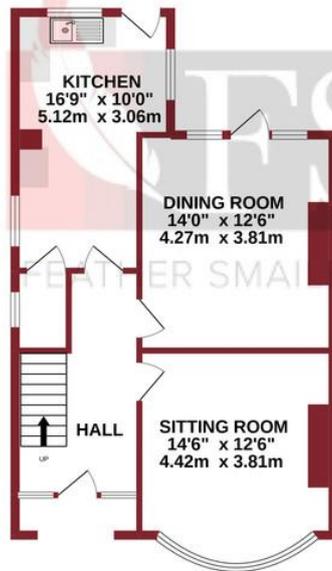
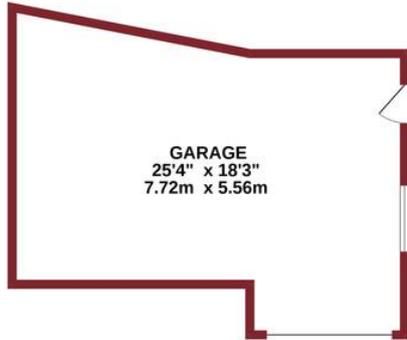
## **Solicitors**

LCF Barber Titley, The Exchange, Station Parade, Harrogate, HG1 1TS. Tel: 01423 851124 FAO: Lynne Wilkinson. There is a legal pack in place.



GROUND FLOOR  
1047 sq.ft. (97.3 sq.m.) approx.

1ST FLOOR  
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1586 sq.ft. (147.3 sq.m.) approx.  
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