



TOTAL FLOOR AREA: 1007 sq.ft. (93.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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14 Hookstone Grange Way
Harrogate

£375,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A well presented, brick built, family property, situated in this quiet cul-de-sac close to local schools and shops, with the Harrogate town centre being only a short distance away. Starbeck rail link is also close at hand for easy commuting to both Leeds and York.

The property benefits from double glazing and central heating and comprises: Entrance porch, cloakroom with wc, entrance hall, living room, dining room with double opening doors to the rear garden, kitchen and utility room. To the first floor are three bedrooms, en-suite and a house bathroom.

There is block paving to the front of the property and a driveway, with parking for 2/3 cars leading to a garage.

To the rear of the property is an enclosed, lawned garden with a paved terrace area and flowering borders, trees, hedging and timber boundary fencing.

3 Bedrooms

2 Reception Rooms

2 Bathrooms

Close to amenities

DIRECTIONS - HG2 7BW

From Harrogate take York Place and at the roundabout turn right into Wetherby Road. At the traffic lights turn left into Hookstone Chase, turn left into Greenfields Road and then right into Hookstone Grange Way.

COUNCIL TAX

The property has been placed in band D.

TENURE

The tenure of the property is Freehold



EPC RATING:

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	83		
	69		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

APPROXIMATE DISTANCES

Town Centre	1,650 metres
Railway Station	650 metres
Bus Route	250 metres
Airport	14 miles