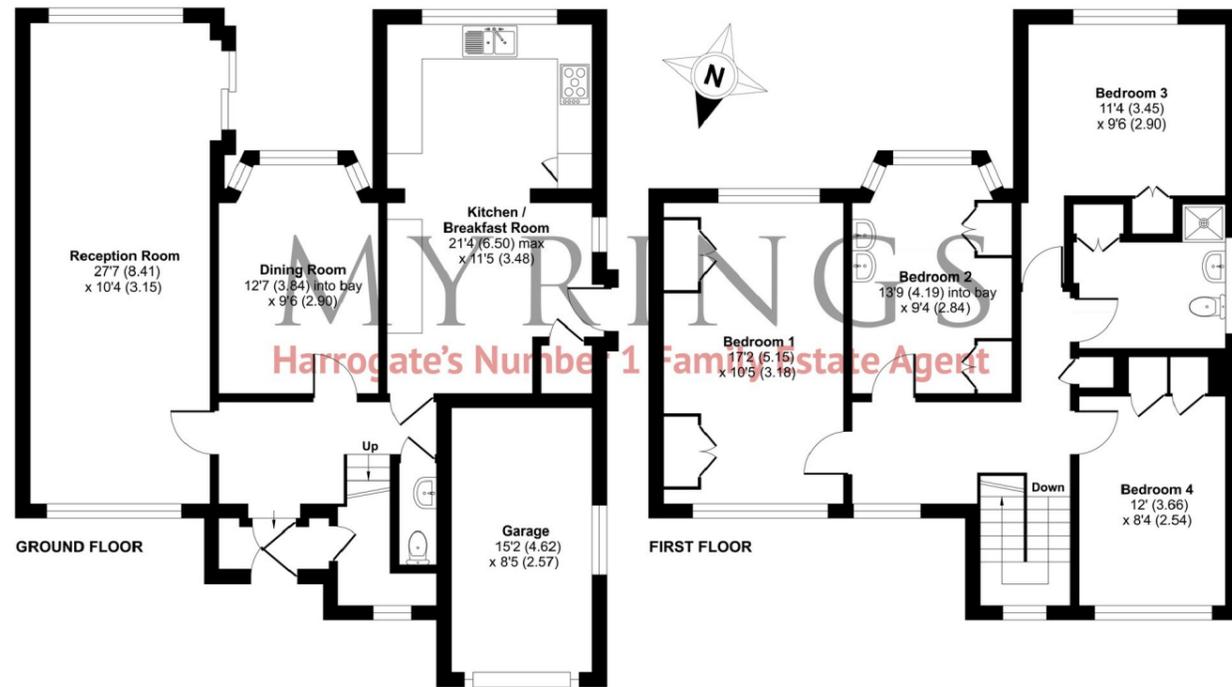


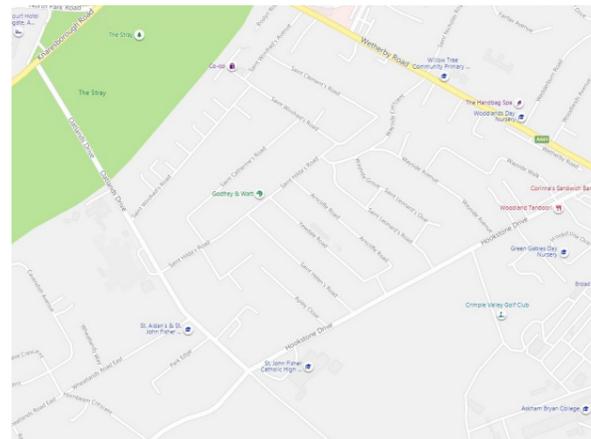
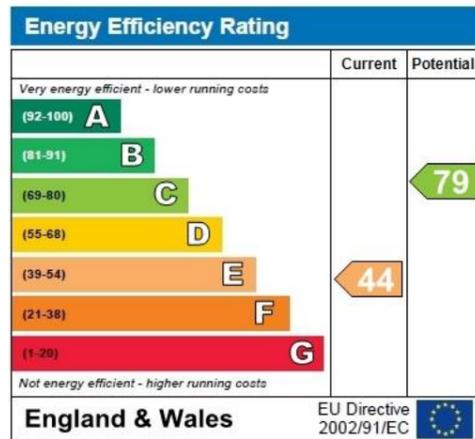
## Hookstone Drive, Harrogate, HG2

Approximate Area = 1696 sq ft / 158 sq m (includes garage)

For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Myrings. REF: 689160



### Viewing arrangements

Strictly by appointment through Myrings  
**Telephone** 01423 566400  
**Email** enquiries@myringsestateagents.com

### Directions

From Harrogate town centre proceed along the A61 Leeds Road. At the traffic lights turn left into Hookstone Road and continue through two sets of traffic lights into Hookstone Drive where the property can be found on the right hand side.



46 Hookstone Drive, Harrogate

£650,000

**MYRINGS**

Harrogate's Leading Family Estate Agent



**This four bedroom detached home now in need of general modernisation throughout is situated in a highly desirable location close to reputable schools of all ages and in particular boasts a fantastic garden backing on to Hookstone Woods.**

Fronted by a large driveway suitable for multiple cars leading to an integral single garage with power and lighting, an entrance vestibule leads through into a central hall with w/c off. In terms of living space, there is a spacious dual aspect living room with sliding patio doors out to the garden, a bay fronted formal dining room and a wooden fitted kitchen with a range of units and an adjoining breakfast area with a side access door. To the first floor there are four well proportioned bedrooms all of which will accommodate a double bed and have the additional advantage of fitted wardrobes. They are served by a house bathroom with an over-bath shower.

The fabulous, deeply stocked rear garden of some size backs on to Hookstone Woods and offers a huge amount of space for families and those interested in gardening.

Hookstone Drive is a highly regarded address close to Harrogate's town centre and within moments walk of the 200 acre Stray Parkland. The town itself has many attractions such as boutique shopping, Betty's famed Tea Rooms and a wide choice of restaurants and bars. The town is also renowned for it's reputable schools including St. Aidan's and St. John Fishers which are also within moments walk. Transport links are most accessible with the train line running to the main stations at York and Leeds from either the town centre or Hornbeam Park, the A1M linking into the national motorway network only 6.5 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



**Bus**  
1 minute walk



**Main Roads**  
A1M 6.1 miles



**Train**  
Hornbeam Park 0.9 of a mile  
Harrogate 1.5 miles



**Airport**  
Leeds Bradford 12 miles

**Fixtures & fittings**

Furnishings are not part of the sale and must be considered and negotiated separately.

**Services**

All mains services are connected to the property.

**Rating Authority**

Harrogate Borough Council Tax Band F

**Tenure**

Freehold