



Parklands, 125 Hookstone Road, Harrogate  
£995,000



\* A most fabulous, detached family home.\* Large gardens with ample driveway parking. \* Fantastic open plan living kitchen with bi-folding doors. \* Excellent location.



### Description

A most fabulous, detached, family home, in a superb location, set back from the road in a mature setting. The accommodation has a modern design, extending to 2,700 sq. Ft. On the ground floor we have a spacious hall with five reception rooms off. There is a fantastic large dining kitchen with bi-folding doors opening to the rear garden. On the first floor there are five bedrooms, with en suites to the master bedroom and the guest room, along with a house bathroom.

Outside, the property is approached through electric gates, with ample driveway parking, leading to a detached garage. There are established, lawn and patio gardens. An inspection of this wonderful family home is recommended to appreciate the size and location.







The property is located on the much sought after south side of the town, having an excellent range of shops and amenities on Leeds Road, all within walking distance. Also nearby are highly regarded primary and secondary schools. For the commuter there is easy road access onto the A61 for Leeds, York and beyond. Hornbeam Park railway station, which is on the main Leeds to York line, is a short walk away.

### **Tenure**

Freehold.

### **Services**

All mains services are connected to the property.

### **Tax Band**

Band G.

### **Directions**

Take Station Parade out of Harrogate town centre in the left hand lane. At the junction turn right into York Place and stay in the left hand lane. At the Prince of Wales roundabout take the first exit onto Leeds Road. Continue to the traffic lights at the crossroads with the Marks & Spencer Food Hall turn left onto Hookstone Road. Continue and the property is just over the railway bridge, on the left hand side. Go up the drive, keeping to the left.

### **Details Produced**

6th March 2018.







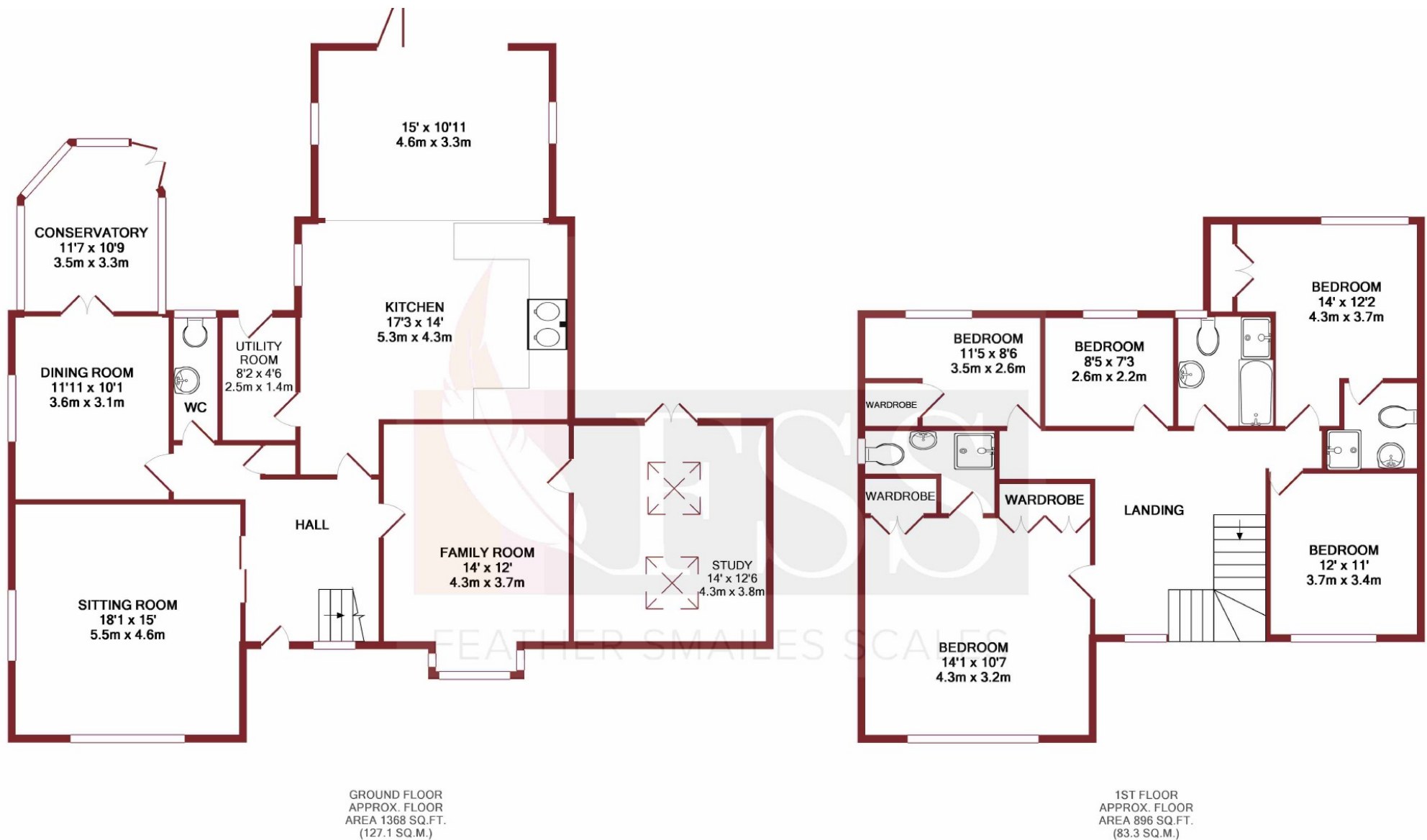












**TOTAL APPROX. FLOOR AREA 2264 SQ.FT. (210.3 SQ.M.)**  
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Energy Efficiency Rating	
Current	Potential
79	84
<small>Not energy efficient - higher running costs</small> <small>EU Directive 2002/91/EC</small> <small>England &amp; Wales</small>	

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