



175 HOOKSTONE CHASE
Harrogate

Carter Jonas

175 HOOKSTONE CHASE, HARROGATE, HG2 7DD

Harrogate Town Centre - 2 miles
Knaresborough - 1.7 miles
Leeds - 18 miles
York - 20 miles

A recently built three-bedroomed semi-detached house situated in this highly convenient residential location, well served by local shops and services and situated opposite a well-regarded primary school, yet convenient for both Harrogate and Knaresborough town centres.

The accommodation is appointed to a high specification, with each bedroom having its own en-suite and briefly consists of: Entrance hall with cloakroom, modern open plan kitchen and dining room with doors opening into the spacious sitting room to the rear with bi-folding doors to the low maintenance garden.

The first-floor landing is spacious and leads to a double bedroom with en-suite shower room with walk-in wardrobe at the rear and a double bedroom with en-suite shower room and fitted wardrobes at the front, the accommodation continues with a principal bedroom occupying the third floor and boasting an en-suite bathroom and plenty of fitted wardrobes and storage options.

The semi-detached town house has a sunny low maintenance rear patio garden with gated pathway to the front where there are two private off-street parking spaces in tandem.

The property was constructed in 2016 by Arncliffe Homes and has been designed and constructed in accordance with the Code for Sustainable Homes Level 4 - limiting environmental impact and significantly reducing running costs due in part, by generating some of its own energy requirements through the use of Photovoltaic panels to the roof.

A WELL PRESENTED, ENERGY EFFICIENT THREE BEDROOM, THREE BATHROOM MODERN TOWNHOUSE WITH A LOW MAINTENANCE GARDEN AND OFF STREET PARKING FOR TWO CARS IN THIS CONVENIENT LOCATION TO THE EAST OF HARROGATE TOWN CENTRE.



ADDITIONAL INFORMATION

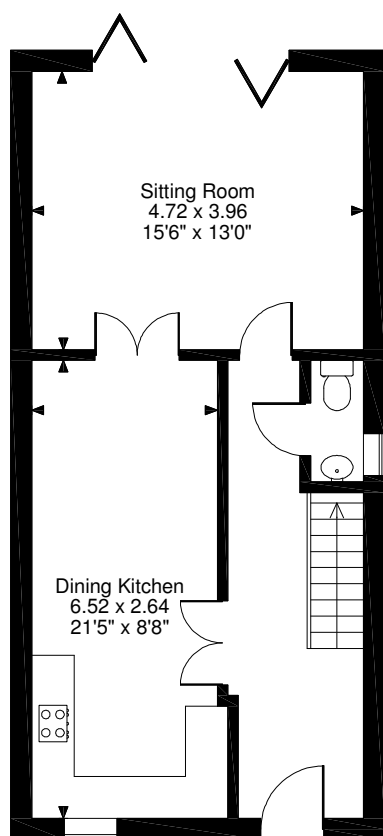
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Possession: Currently tenanted until 31 July 2023, at £1,500 per month, yielding a rental return of 4.56%.

Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

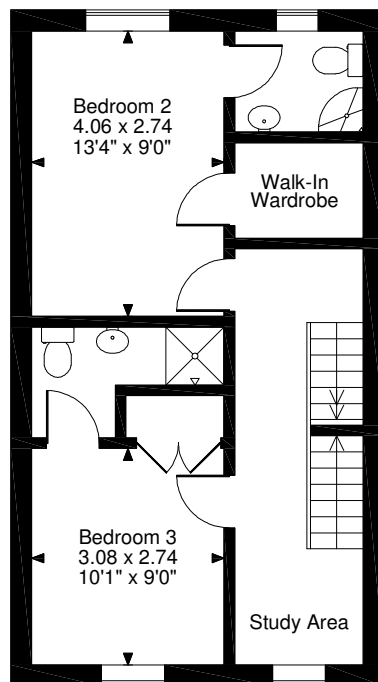
Directions - HG2 7DD: From Harrogate town centre exit via Wetherby Road (A661). Proceed down this road until the traffic lights and turn left before the petrol station into Hookstone Chase. Follow the road down the hill over the mini roundabout and number 175 is on the left hand side.



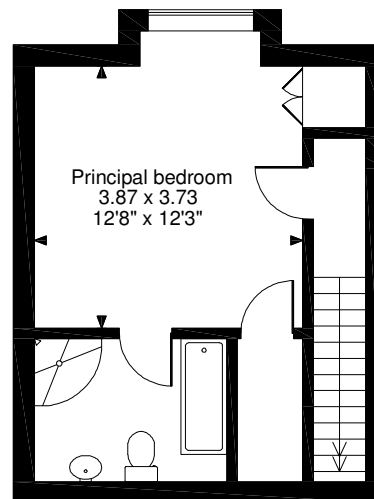


Ground Floor

175 Hookstone Chase, Harrogate
Approximate Gross Internal Area
1,290 sq ft / 120 sq m



First Floor

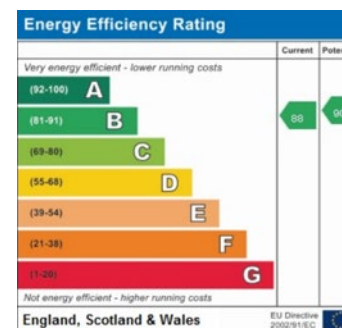


Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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