



## 1 Stonefall Cottages, Hookstone Chase, Harrogate

A charming two bedroom cottage retaining many original features including a cast iron fireplace and beamed ceilings. The property also benefits from gas central heating and uPVC double glazing.

**This property has just been newly redecorated throughout. Please visit our website for the latest information and photographs.**  
[www.fisherproperties.co.uk](http://www.fisherproperties.co.uk)

**£595pcm unfurnished or part-furnished**

Stonefall Cottages is ideally placed for the commuter with easy access to Leeds, Bradford or York. The property is also located close to local amenities serving most daily needs.

***uPVC entrance door to:***

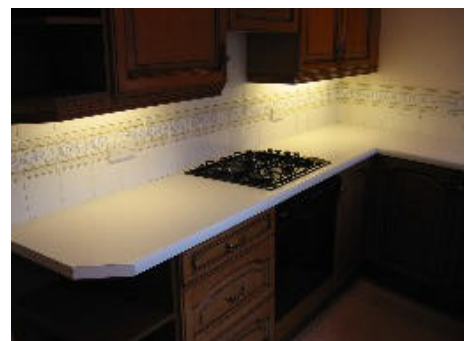
**Living room: 13'11" x 13'9"**

With uPVC double glazed window to front aspect, real flame effect gas fire set in attractive wooden fire surround. TV and telephone points. Satellite TV connection. Integrated house alarm system. Attractive beamed ceilings.



**Fitted dining kitchen: 13'4" x 7'9"**

Fitted with a range of base cupboards, having worktops over and tiled splashbacks, inset 1½ bowl sink unit with drainer and mixer taps over. Matching fitted wall cupboards. Washing/tumble dryer machine, dishwasher and fridge freezer. uPVC window and door to rear. Attractive beamed ceilings.



***First floor:***

**Landing:**

**Bedroom 1: 10'7" x 10'6"**

Featuring two large walk-in wardrobes, original cast iron fireplace. Fitted dressing table and drawers. TV and telephone point and alarm panic button. uPVC double glazed window to front.

**Bedroom 2: 11'6" x 7'7" max**

With telephone point and uPVC double glazed window to rear.

**Bathroom:**

A modern white bathroom suite comprising low flush WC, sink and paneled bath with electric shower over. Extractor unit and uPVC double glazed window to rear.



**Outside:**

Brick built storage shed.

**Services:**

All mains services are connected to the property.

**Other notes:**

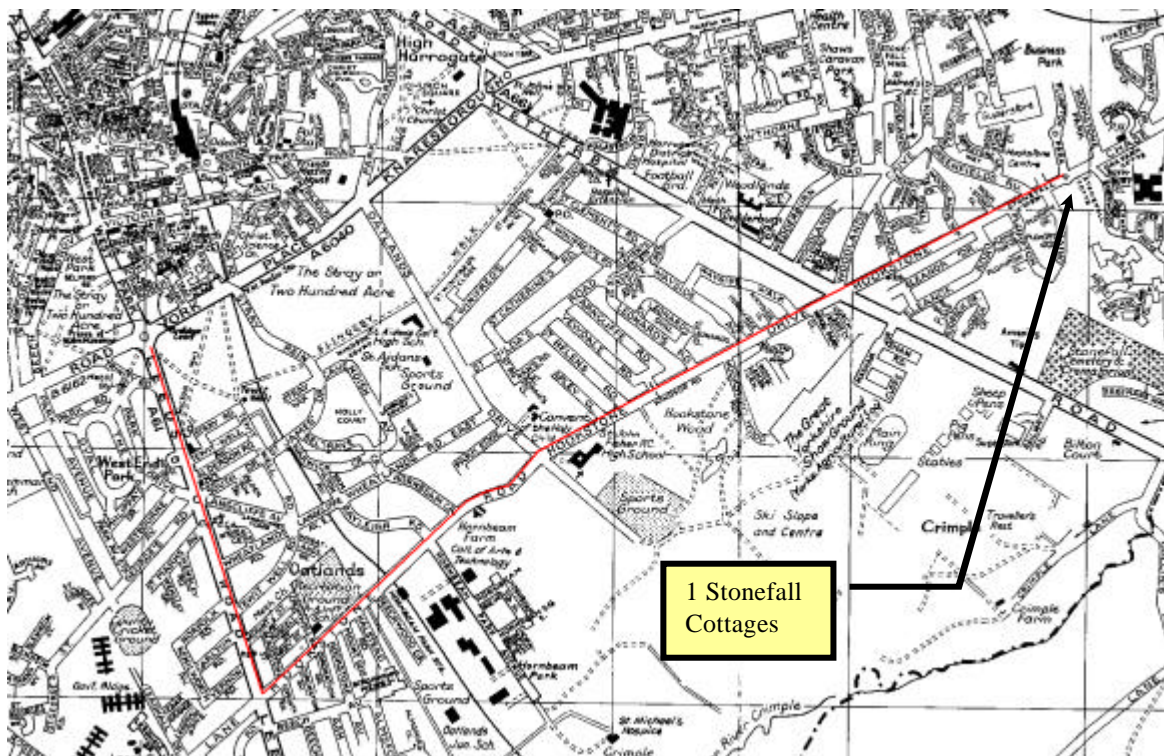
Children and small pets are welcome, sorry no smokers.

The property is offered on an assured shorthold tenancy agreement subject to our terms and conditions. The minimum term is 6 months.

We understand that the property has been placed in Council Tax Band B.

**Directions:**

From the Prince of Wales roundabout, proceed along Leeds Road. Turn right at the traffic lights onto Hookstone Road. Continue along this road through the traffic lights at Wetherby Road and onto Hookstone Chase. The property will be found on the right hand side at the next mini-roundabout.



**Viewing:**

Viewings can be arranged through the sole agent, Fisher Properties, on Harrogate (01423) 502481.

**Note:**

All particulars are given in good faith and are correct at the time of writing. Please contact us to clarify any details, particularly if travelling some distance.

All room sizes are approximate but we endeavor to work to an accuracy of 3"