



VERITY  
FREARSON

1 BEECH GROVE COURT, BEECH GROVE, HARROGATE, HG2 0EU

GUIDE PRICE £700,000



# I BEECH GROVE COURT, BEECH GROVE,

*Harrogate, HG2 0EU*

**A beautifully presented, high-quality two-bedroom ground-floor apartment with a balcony, in this superb position overlooking the adjoining Stray and just a few moments' walk from the centre of Harrogate.**

The property has been refurbished and updated to a very high standard and features a stunning open-plan living kitchen with quality fittings and a spacious living area and Stray outlook. There is also a large separate reception room which has a glazed door leading onto the balcony, which also enjoys Stray views. There are two generous double bedrooms, together with an en-suite shower room and luxury bathroom. The property has been appointed to a very high standard and an internal inspection is strongly recommended to appreciate the quality of accommodation on offer. The apartment also has the advantage of under-floor heating throughout, a basement storeroom and a tandem garage. Beech Grove Court overlooks the famous Harrogate Stray and is within level walking distance of the town centre and its associated amenities. The apartment has fantastic views over the Stray from all of the principal rooms. Ground-floor apartments of this size and calibre are rarely offered to the market, and the apartment offers a superb opportunity for buyers wishing to purchase an exceptional apartment in one of Harrogate's most sought-after and popular locations.



Sitting Room · Living Kitchen · Balcony

2 Bedrooms · En-Suite Shower Room · House Bathroom

Ample Off-Road Parking · Tandem Garage · Well-Maintained Communal Grounds · Basement Store











## ACCOMMODATION

### GROUND FLOOR

#### LIVING KITCHEN

A stunning open-plan living space and kitchen with spacious sitting and dining areas, having window overlooking the adjoining Stray, plus Further window to rear with fitted shutters. There is a stylish, high-quality fitted kitchen with granite work surfaces. Electric hob with extractor hood above, integrated oven and microwave. Space for a fridge / freezer, integrated dishwasher and washing machine.

#### INNER HALL

A spacious inner hall provides access to the bedrooms and has glazed double doors leading to the kitchen and sitting room.

#### SITTING ROOM

A very spacious reception room with windows to side and large window to front overlooking the Stray. A glazed door leads to the private balcony. Wall-mounted electric fire.

#### BEDROOM 1

A double bedroom with fitted wardrobes and window to rear with fitted shutters.

#### EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and walk-in shower. Heated towel rail and window to rear with fitted shutters. Tiled floor with under-floor heating.

#### BEDROOM 2

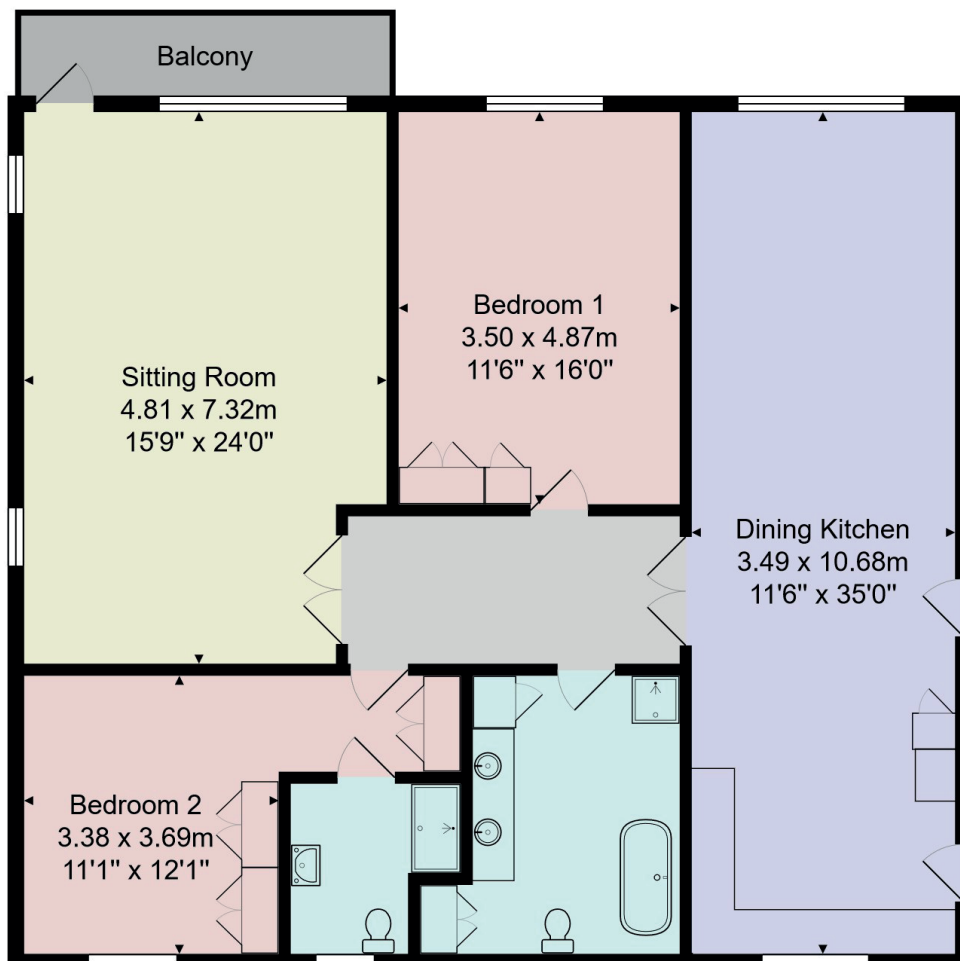
A further large double bedroom with fitted wardrobes and window to front overlooking the Stray.

#### BATHROOM

A high-quality, modern white suite comprising WC, free-standing bath, large walk-in shower, vanity unit with twin washbasins. Fitted storage cupboard, windows to rear with fitted shutters, tiled floor with under-floor heating.



# FLOOR PLAN



Total Area: 138.0 m<sup>2</sup> ... 1486 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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**Outside**

The property stands within attractive grounds on the edge of the Stray and has a useful basement storeroom and a tandem garage.

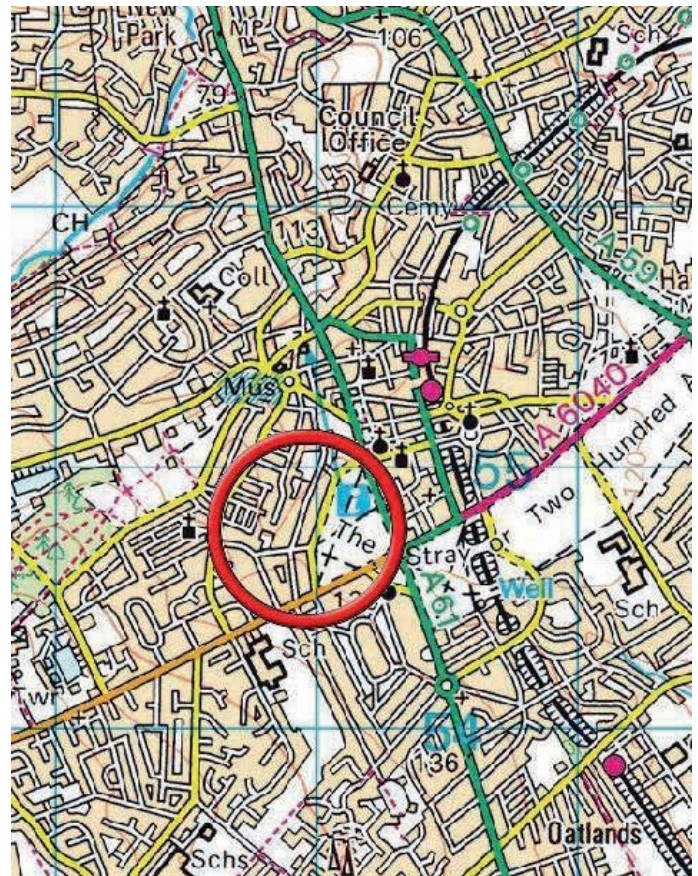
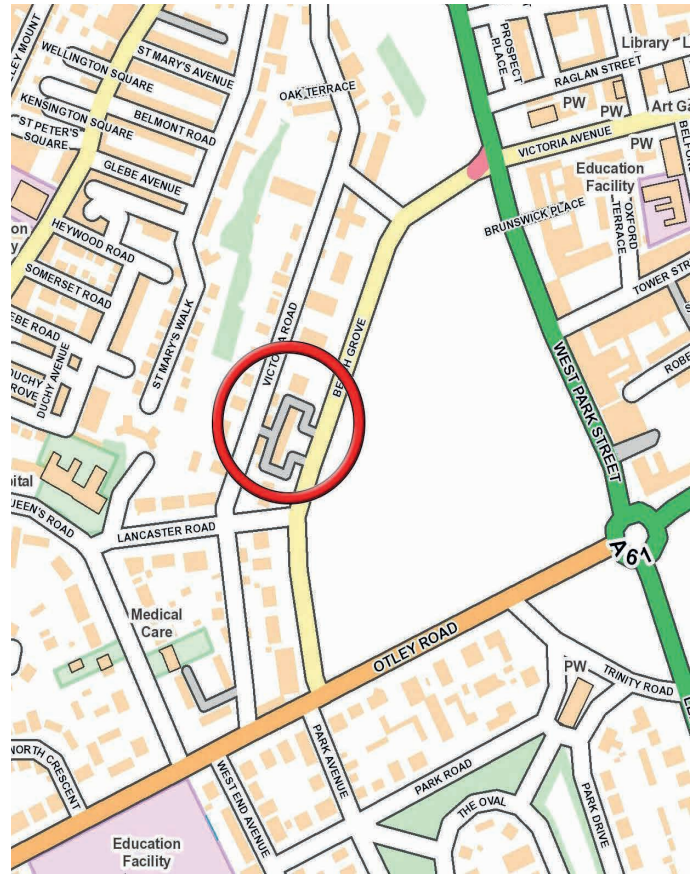
**Council Tax Band: F**

**Services**

All mains services are connected

**Tenure - Freehold**

Service charges are currently £4,000 per annum.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	45
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	45
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Harrogate**

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