



7 Beech Street, Harrogate, North Yorkshire, HG2 7PL

**£175,000**

## 7 Beech Street, Harrogate, North Yorkshire, HG2 7PL

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A spacious three-bedroomed terraced property situated in this convenient location, close to excellent amenities.

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This well-presented home provides generous accommodation arranged over three floors, with a sitting room and large dining kitchen on the ground floor, together with three bedrooms and a modern house bathroom on the upper floors. To the rear there is an enclosed courtyard garden with a south-facing aspect.

The property is conveniently situated just off Knaresborough Road, close to the varied amenities of Starbeck and just a short distance from Harrogate and Knaresborough town centres.







## **GROUND FLOOR**

### **SITTING ROOM**

A good-sized reception room with window to front.

### **DINING KITCHEN**

A spacious open-plan living space with dining area, having an extensive range of wall and base units, point for cooker, space and plumbing for washing machine, dishwasher and fridge / freezer. Window to rear and exterior door to the garden.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with window to front.

### **BEDROOM 2**

A further bedroom or office with window to rear.

### **BATHROOM**

White suite comprising WC, washbasin, and bath with shower above.

## **SECOND FLOOR**

### **BEDROOM 3**

A further large double bedroom with skylight window and eaves storage.

### **OUTSIDE**

Enclosed courtyard garden to the rear.

**Tenure** - Freehold

**Council Tax Band** - A







Total Area: 76.1 m<sup>2</sup> ... 819 ft<sup>2</sup> (excluding eaves storage)

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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## Verity Frearson

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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-10)</p> <p>Not energy efficient - higher running costs</p>	<p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-10)</p> <p>Not energy efficient - higher running costs</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-10)</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-10)</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC