



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

£175,000

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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.

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