



VERITY  
FREARSON

110 BECKWITH ROAD, HARROGATE, HG2 0BS

PRICE GUIDE £675,000



# 110 BECKWITH ROAD,

*Harrogate, HG2 0BS*

**A stunning and most individual five-bedroomed detached house with double garage and good-sized gardens.**

This superb property has recently undergone a comprehensive extension and refurbishment programme to now reveal particularly spacious accommodation extending to over 2,000 square feet, which has been thoughtfully designed and finished to a high standard. On the ground floor there is a good-sized, welcoming reception hall which leads to the sitting room and the stunning open-plan living kitchen beyond. The open-plan living space at the rear has bi-folding doors leading to the garden, spacious sitting and dining areas and a high-quality, modern fitted kitchen. There is also a further reception room or potential fifth bedroom with access to an adjoining shower room, a utility room and a further room at the rear which could be used as a home office and could potentially have its own private entrance. Upstairs, there are four good-sized bedrooms, including a master bedroom with a modern en-suite shower room, and a house bathroom.

The property is situated on a good-sized corner plot in a desirable location on the south side of Harrogate, within easy walking distance of a range of amenities and excellent schools, Harrogate town centre and the Stray. An internal inspection of this impressive property is strongly recommended and it is offered for sale with no onward chain.



Sitting Room · Snug / Bedroom 5 · En-Suite Shower Room · Utility Room · Living Kitchen · Home Office

4 Bedrooms · En-Suite Shower Room · House Bathroom

Ample Off-Road Parking · Integral Double Garage · Good-Sized Lawned Garden To Rear













## ACCOMMODATION

### GROUND FLOOR

#### SPACIOUS RECEPTION HALL

Windows to front and side. Oak and glass staircase leading to the first floor.

#### SITTING ROOM

A spacious reception room with large window to the front.

#### BEDROOM 5 / SNUG

A further versatile room with window to front, with potential to be used as a reception room of fifth bedrooms, if required.

#### EN-SUITE SHOWER ROOM

Modern white suite with WC, washbasin and shower. Heated towel rail and window to side.

#### UTILITY ROOM

Fitted cupboard housing a pressurised hot-water cylinder. Space and plumbing for washing machine and tumble dryer.

### LIVING KITCHEN

A stunning open-plan living space with glazed five-metre bi-folding doors with inset blinds leading to the garden, and skylight windows. Spacious sitting and dining areas. The kitchen comprises a range of stylish, modern wall and base units with work surfaces, island and breakfast bar. Integrated appliances including an induction hob, extractor fan, integrated double oven and grill, fridge and freezer, drinks fridge and dishwasher. Under-floor heating.

#### CLOAKROOM

WC and washbasin. Window to rear.

#### HOME OFFICE

A further good-sized room which could be used as a sixth bedroom, or a home office, if required. Windows to side and rear. Glazed doors which could potentially provide separate access, if required.

### FIRST FLOOR

#### BEDROOM 1

A double bedroom with window to front and fitted shelving.

#### EN-SUITE SHOWER ROOM

With WC, washbasin and walk-in shower. Porcelain tiling to walls and floor, heated towel rail and window to rear.

#### BEDROOM 2

A double bedroom with window to front.

#### BEDROOM 3

A double bedroom with window to rear.

#### BEDROOM 4

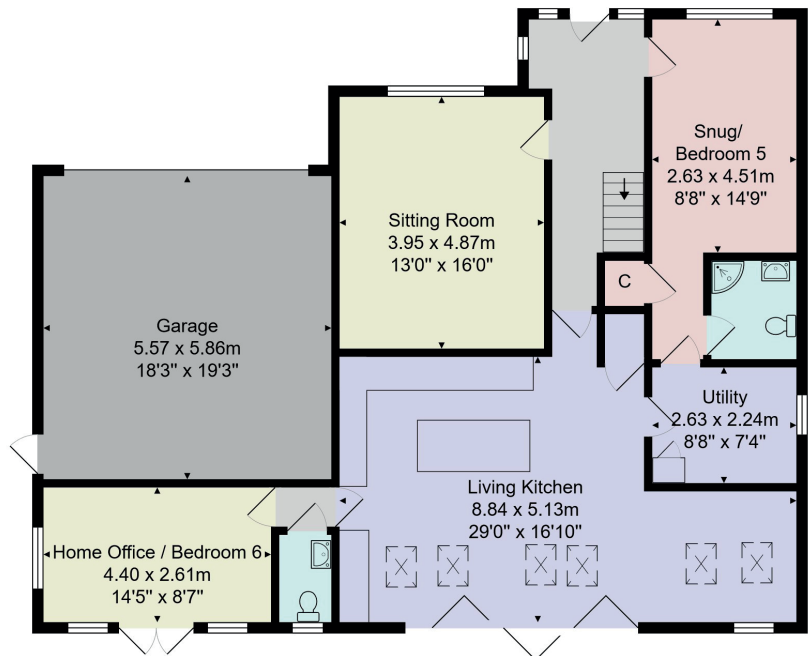
A further bedroom with window to front and fitted cupboard.

#### BATHROOM

Modern white suite comprising WC, washbasin, and bath with shower above. Porcelain tiling to walls and floor, heated towel rail and window to rear.



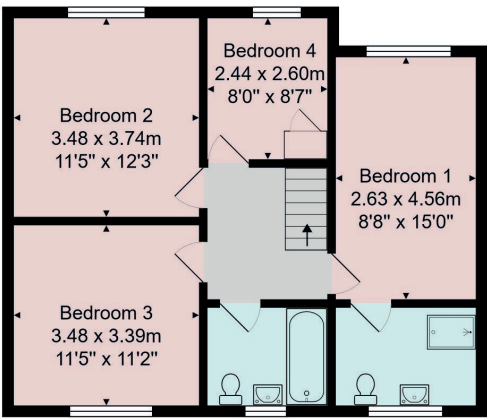
# FLOOR PLAN



Ground Floor

Total Area: 208.3 m<sup>2</sup> ... 2242 ft<sup>2</sup>

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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First Floor



### Outside

A driveway provides off-road parking and leads to the good-sized integral double garage. To the there is a large garden with lawn and porcelain-tiled patio.

### Council Tax Band: E

### Services

All mains services are connected.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		53
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

## Harrogate

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