



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From the Prince of Wales roundabout proceed along the B6162 Otley Road turning left into Beckwith Road. Take the fourth left turn left into Beckwith Crescent and follow the road around where the property can be found on the left hand side.



Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myrings.property

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36 Beckwith Crescent, Harrogate

£379,950

A recently refurbished and cleverly extended 3 bedroom semi-detached house drawing particular attention to the stunning open plan living kitchen with doors out onto the private rear gardens, situated on the sought after Harlow Hill.

With upvc double glazing and gas fired central heating the property comprises in brief reception hall with under stairs storage cupboard, sitting room with a recessed solid fuel burning stove and ceiling cornice. Double doors leading to the newly designed and modernised open plan living kitchen with integrated appliances, quartz work surfaces and wooden laminate floors. Opening to the extended family living space with bi fold doors with integrated blinds leading out onto the rear gardens. Ceiling veluxs and wooden laminate floors. First floor landing, two bedroom with wardrobes,



third bedroom and a house bathroom with shower.

Outside there is a block set driveway. Rear flagged patios leading to Astroturf lawns.

Located to the desirable West of the town centre off Harlow Hill, there is a convenient parade of shops on the Otley Road including a Co-Op. There is a regular bus service into the town centre where the central train station runs services through to the main hubs at York and Leeds. The A1M linking into the national motorway network is only 8 miles away and Leeds Bradford International Airport is a mere 20 minutes drive away. The area is renowned for its reputable schooling including Rossett Acre Primary and Harrogate Grammar. The town centre itself offers excellent amenities having fashionable shopping boutiques, a variety of restaurants, bars and coffee shops, as well as excellent recreational facilities.



Bus
3 minutes by foot



Main Roads
A61 1.3 miles
A1M 8.7 miles



Train
Hornbeam Park 1.9 miles
Harrogate 2.3 miles



Airport
Leeds Bradford 10.8 miles

Fixtures & fittings
Furnishings are not part of the sale and must be considered and negotiated separately.

Rating Authority
Harrogate Borough Council Tax Band D

Services
All mains services are connected to the property.

Tenure
Freehold