



2 Beckwith Walk, Harrogate, North Yorkshire, HG2 0BP

£365,000

Guide Price

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A superb three-bedroom semi-detached house situated on an attractive corner plot, offering scope for extension / enlargement, subject to consents.

Conveniently located on the southwesterly side of Harrogate, close to amenities including excellent schools and ideal for daily commuting to Yorkshire's principal business districts.

Number 2 Beckwith Walk benefits from well-maintained accommodation, with gas central heating, uPVC double glazing and side extension. A particular feature of the property is the good-sized south-facing rear garden.





GROUND FLOOR

ENTRANCE HALL

uPVC front entrance door and central heating radiator.

LOUNGE

Window to front and central heating radiator. Living-flame gas fire. Double doors lead to -

DINING ROOM

Central heating radiator and French door leading to the rear garden.

KITCHEN

Having a range of matching wall and base units to three sides, together with 1.5-bowl stainless steel sink unit. Built-in double oven and four-ring induction hob. Window to rear and central heating radiator.



UTILITY ROOM

With built-in units, plumbing for washing machine and space for freezer. Window to side and exterior door to rear.

CLOAKROOM

With low-flush WC and pedestal washbasin. Window to front and central heating radiator.

FIRST FLOOR

LANDING

Window to side and access to roof void.

BEDROOM 1

Window to front, central heating radiator and built-in wardrobes.

BEDROOM 2

Window to rear and central heating radiator.

BEDROOM 3

Window to front, central heating radiator and built-in over-stairs cupboard.

BATHROOM

Three-piece suite comprising bath, washbasin and low-flush WC. Floor-to-ceiling tiling, window to rear, central heating radiator and built-in cupboard housing the gas-fired "combi" boiler.

OUTSIDE

Good-sized lawned garden to rear. Driveway and garage provide off-road parking, accessed from the side of the property on Beckwith Avenue.

Tenure - Freehold

Council Tax Band - D





Total Area: 94.2 m² ... 1014 ft²

All measurements are approximate and for display purposes only.

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