



VERITY
FREARSON

3 BEECH GROVE HOUSE, BEECH GROVE, HARROGATE, HG2 0ES

GUIDE PRICE £575,000

3 BEECH GROVE HOUSE, BEECH GROVE,

Harrogate, HG2 0ES

A spacious and well-presented two/three bedroom ground-floor apartment, with garage, enjoying a delightful aspect directly overlooking the famous Harrogate Stray.

This individual apartment provides spacious accommodation including a large reception hall, a particularly generous open plan sitting room and dining area, additional sunroom and kitchen, together with two double bedrooms, each with an en-suite bathroom, plus a cloakroom. The property has the advantage of a garage and use of residents' parking areas and also has a useful basement storeroom.

The property provides well maintained and spacious accommodation within this popular building on the edge of the famous Harrogate Stray and is within a few minutes' walk of the town centre and its associated amenities. An internal viewing are strongly recommended to appreciate this excellent apartment and its special location. Offered for sale with no onward chain.



Sitting Room · Sun Room · Kitchen · Cloakroom

2/3 Bedrooms · 2 En-Suites

Residents' Parking Area · Garage · Communal Grounds · Basement Store







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A spacious reception hall with fitted cupboards.

SITTING ROOM

A particularly large reception room with window to front directly overlooking the Stray. Open plan to the dining room which provides a further large reception room and dining area.

KITCHEN

With a range of wall and base units with gas hob and double oven. Plumbing for a dishwasher and integrated fridge / freezer. Window to rear.

CLOAKROOM

With WC and basin. Window to front and fitted cupboards.

SUN ROOM

Providing a further sitting area with window to rear and skylight windows. Fitted cupboards.

BEDROOM 1

A double bedroom with windows to front overlooking the Stray.

EN-SUITE BATHROOM

With WC, bidet, basin and bath with shower above. Tiled floor and window to front.

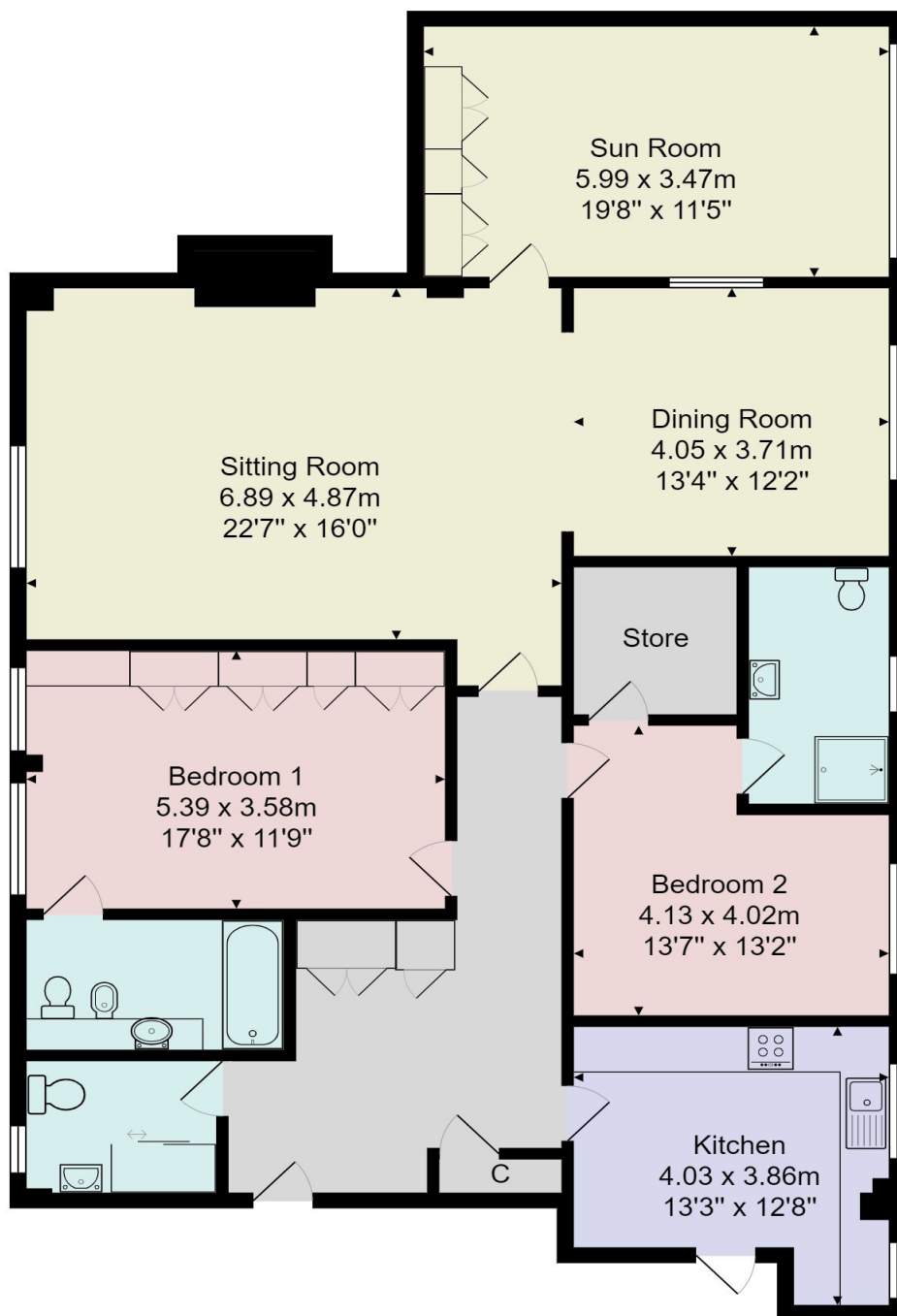
BEDROOM 2

A double bedroom with window to rear and dressing room with fitted wardrobes.

EN-SUITE SHOWER ROOM

Modern suite with WC, basin and shower. Heated towel rail, window to rear and tiled floor

FLOOR PLAN



Total Area: 166.0 m² ... 1786 ft²

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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

The property has the advantage of a garage. There is also a basement storeroom which provides excellent additional storage space. The property stands within attractive and well-maintained communal grounds and residents have use of the residents' parking areas.

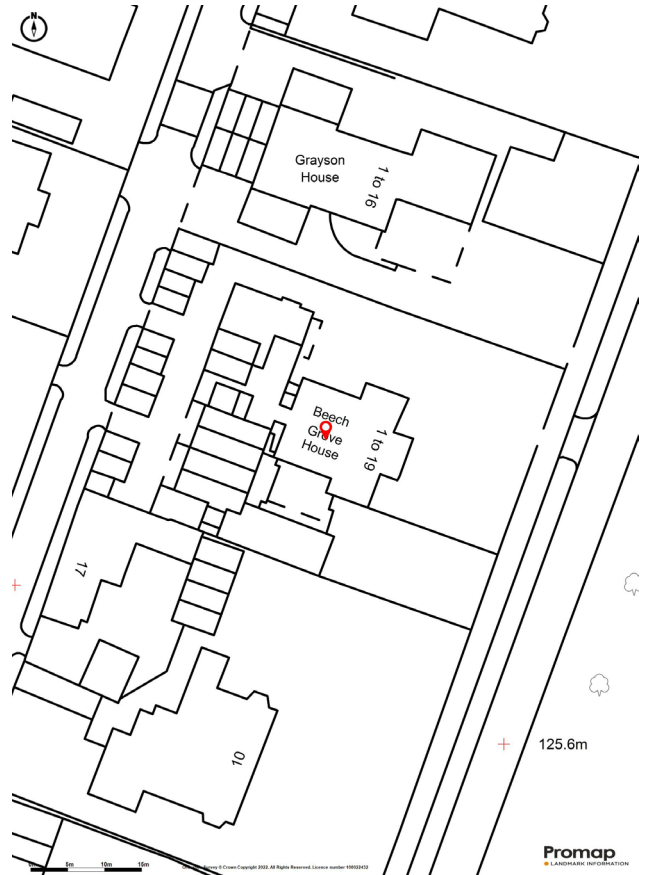
Services

All mains services connected.

Tenure

Leasehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	72
EU Directive 2002/91/EC			

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		72	72
EU Directive 2002/91/EC			

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfrearson.co.uk
verityfrearson.co.uk





VERITY
FREARSON

verityfearson.co.uk