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THE WALLED GARDEN,
BECKWITHSHAW, HG3 1QN

VERITY
FREARSON

An impressive three-bedroomed property extending to 2,200 square feet, set within the exclusive Moor Park development.

This well-presented property enjoys a delightful position to one side of the development and has the advantage of particularly attractive gardens, off-street parking in addition to a single garage. The spacious accommodation is appointed to a high standard and includes a dining kitchen, living room and particularly spacious 48' orangery. There is a ground-floor bedroom and bathroom in addition to two further bedrooms and a bathroom on the first floor.

Moor Park is a picturesque development to the west side of Harrogate, in the village of Beckwithshaw, just three miles from Harrogate town centre. No onward chain.



GROUND FLOOR

RECEPTION HALLWAY

Central heating radiator. Understairs cupboard.

LIVING ROOM

Windows to front and glazed doors to lead to the orangery. Central heating radiator. Fireplace with inset gas stove.

KITCHEN

Range of wall and base units with granite work top and inset Belfast sink. Four-ring gas hob. Extractor hood above. Electric double oven. Integrated appliances include a fridge/ freezer, dishwasher and washing machine. Tiled floor. Windows to rear. Glazed doors lead to the orangery.

ORANGERY

A very large orangery having windows to rear with blinds. Central heating radiator and tiled floor.

BEDROOM 3

Double room. Windows to rear. Glazed doors lead to the conservatory. Central heating radiator.

BATHROOM

Modern white suite comprising low-flush WC, basin, bath with shower fitting above, tiled walls and floors. Chrome heated towel rail. Window to front.

FIRST FLOOR

LANDING

A spacious landing area which is used as a study area. Central heating radiator and skylight to rear.

BEDROOM 1

Large double bedroom with windows to front and rear. Central heating radiator. Fitted bedroom furniture comprising wardrobes, bedside tables and dressing table.

SHOWER ROOM

A white suite comprising low-flush WC, basin, walk in shower. Chrome heated towel rail. Tiled walls and floors. Window to rear.

BEDROOM 2

A further double bedroom with windows to front and rear. Central heating radiator and access to roof void.



OUTSIDE

The property has a particularly attractive lawned garden with well-stocked planted borders and paved sitting area. The property also has access to well-maintained additional communal gardens which are for the use of all residents at Moor Park. The property has one allocated parking space and the use of visitor parking areas and a single garage which has mezzanine storage, light power and an electric up-and-over door.

TENURE

Leasehold, having an original term of 999 years from 2002.

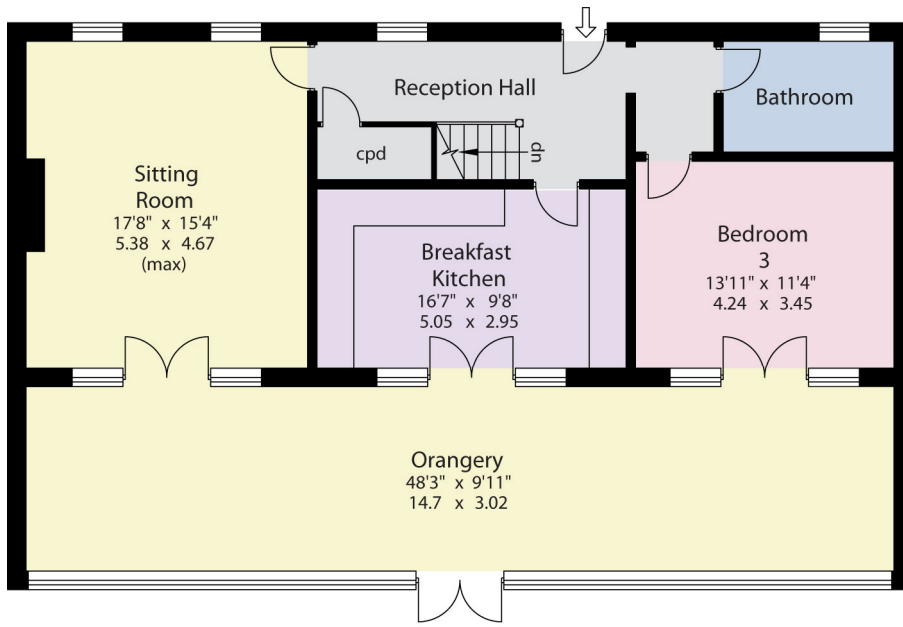
SERVICES

Mains water, electricity, drainage and gas.

COUNCIL TAX BAND - F

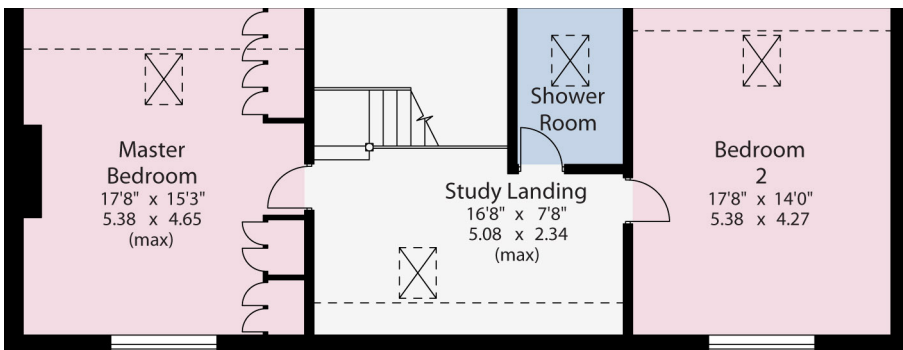
DIRECTIONS

Enter Moor Park via the main entrance, close to the Cricket Club in Beckwithshaw. Proceed along the driveway. At the first junction, turn left and then follow the road round to the right. Continue along the driveway as far as you can go, and 2 The Walled Garden will be seen on the right-hand side.



Ground Floor

Approx Gross Floor Area = 2198 Sq. Feet
 (inc. Orangery) = 204.2 Sq. Metres



First Floor

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
<p>Rec energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales EU Directive 2002/91/EC</p>			

Energy Efficiency Rating: Current 67, Potential 80

Environmental (CO₂) Impact Rating: Current 64, Potential 77



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