



86 Beech Road, Harrogate, North Yorkshire, HG2 8EA

**£475,000**

Guide Price

## 86 Beech Road, Harrogate, North Yorkshire, HG2 8EA

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A stunning four-bedroom semi-detached house which has been skilfully extended to reveal deceptively generous and well-appointed living accommodation.

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The versatile and flexible accommodation is complemented by very good sized lawned gardens to the rear. The property enjoys a very popular residential position just off Leeds Road, to the south side of Harrogate, local shopping parade, excellent schooling, Marks and Spencer food hall and Hornbeam Park Railway station.

An internal viewing is essential to appreciate the style and size of this exceptional family home.





The accommodation benefits from gas central heating, uPVC double glazing, comprising -

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

Side entrance door, stairs to upper floor.

##### **LIVING ROOM**

Bay window to front, living-flame gas fire, fitted book shelving and cupboards.

##### **EXTENDED LIVING KITCHEN**

A stunning area with wood flooring incorporating kitchen with a range of wall and base units, solid wood surfaces and central island with breakfast bar. Dining and seating area with under-stairs cupboard. Opening to:

##### **SITTING AREA**

With bi-folding doors to the rear garden.

##### **INNER LOBBY**

##### **BEDROOM 4**

Window to rear.

##### **SHOWER ROOM**

Modern tiling, shower cubicle, low-flush WC, washbasin and heated towel rail.

##### **OFFICE**

Window to front.

#### **FIRST FLOOR**

##### **BEDROOM 1**

Windows to front and side.

##### **BEDROOM 2**

Window to rear.

##### **BEDROOM 3**

Window to rear.

##### **BATHROOM**

Three-piece suite incorporating bath, low-flush WC and washbasin, modern tiling and window to side.

#### **SECOND FLOOR**

##### **ATTIC ROOM**

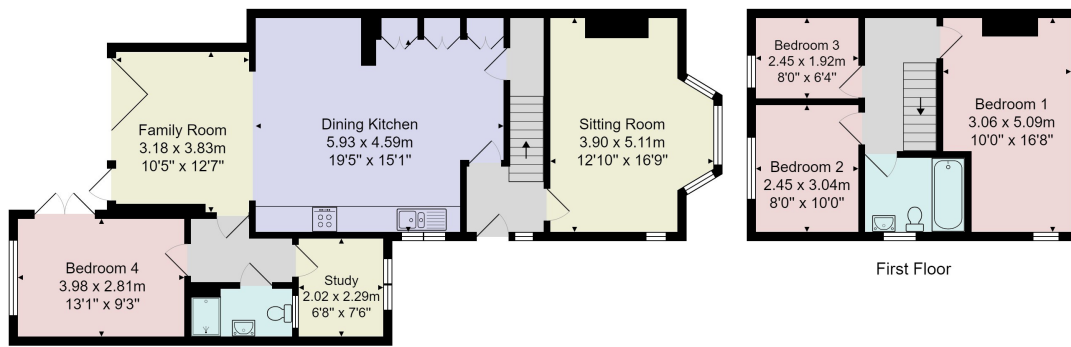
With pull-down loft ladder and Velux window.

##### **OUTSIDE**

A particular feature to the property are the generous rear gardens incorporating patio area, shaped lawn and established borders.

**Tenure** - Freehold

**Council Tax Band** - D



Ground Floor

First Floor

Total Area: 128.9 m<sup>2</sup> ... 1387 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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