



81 Beech Road, Harrogate, North Yorkshire, HG2 8DZ

**£395,000**



## 81 Beech Road, Harrogate, North Yorkshire, HG2 8DZ

---

A fantastic opportunity to purchase a well-presented and extended three-bedroomed semi-detached house with a drive together with a good-sized and attractive garden within this desirable location on the south side of Harrogate.

---

This super property provides generous accommodation with a sitting room and extended dining kitchen with downstairs WC. Upstairs, there are three good-sized bedrooms and a bathroom. There is a drive to the front which provides off-road parking and to the rear there is a large garden with lawn and patio. The property is situated in this desirable location on the south side of Harrogate well served by the amenities along Leeds Road, within walking distance of popular local schooling, and Hornbeam Park railway station.







## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with bay window and attractive fireplace with electric fire.

### **DINING KITCHEN**

A stunning open-plan kitchen with dining area and windows and glazed doors overlooking the garden.

The kitchen comprises a range of quality wall and base units with oak worktops and breakfast bar. Range cooker and integrated fridge / freezer, washing machine, tumble dryer and dishwasher. Pantry cupboard.

### **CLOAKROOM**

With WC and washbasin.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with a window and fitted wardrobes.

### **BEDROOM 2**

A double bedroom with fitted wardrobe.

### **BEDROOM 3**

A further bedroom.

### **BATHROOM**

With WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail.

### **OUTSIDE**

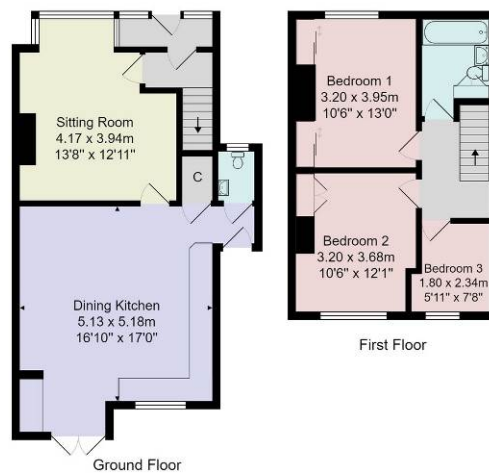
A block-paved drive provides parking to the front of the property. To the rear there is a large and attractive lawned garden with planted borders, paved, sitting area and summerhouse.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 96.5 m<sup>2</sup> ... 1039 ft<sup>2</sup>

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.

**Verity Frearson**

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

**01423 562531**

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)