



12a Beechwood Court, Queen's Road, Harrogate, HG2 0HD

**£215,000**

Offers Over



## 12a Beechwood Court, Queen's Road, Harrogate, HG2 0HD

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A beautifully presented two-bedroom first-floor apartment situated in this sought-after and fashionable position on Cold Bath Road.

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This super apartment occupies a delightful and quiet position within the development with an aspect overlooking the attractive communal gardens and has been fully renovated to a high standard by the current owners in recent years to provide high-quality accommodation with gas central heating. The accommodation comprises a large reception room, a high quality fitted kitchen, two double bedrooms with fitted wardrobes, modern bathroom and generous storage space. The property stands within attractive communal gardens, and the apartment has the advantage of a single garage and the use of a residents' car park.

The property is situated in a desirable location just off Cold Bath Road, well served by a nearby parade of shops and within a few minutes' walk of the Valley Gardens, the Stray and Harrogate town centre.





## **FIRST FLOOR**

### **RECEPTION HALL**

A spacious reception hall with fitted cupboards and tiled floor.

### **SITTING / DINING ROOM**

A spacious reception room with sitting and dining areas and a large window overlooking the attractive communal gardens.

### **KITCHEN**

A modern fitted kitchen with a range of a stylish wall and base units with worktop and breakfast bar. Gas hob, integrated oven, washing machine, dishwasher, fridge and freezer.



### **BEDROOMS**

There are two good-sized double bedrooms, each with fitted wardrobes.

### **BATHROOM**

A large bathroom with a white modern suite with WC, washbasin set within a vanity unit, bath and shower. Tiled walls and floor. Heated towel rail.

### **OUTSIDE**

The property has the benefit of a single garage and use of the residents' parking area. Residents also have use of the attractive and well-maintained communal gardens surrounding the property. Additional unrestricted and free parking is available along Queen's Road.



### **AGENT'S NOTE**

Long Leasehold, understood to have an original term of 999 years.

The current service charge is approximately £1400 per annum. This includes water rates and buildings insurance, as well as maintenance of the communal gardens and the building etc.

Pets may be allowed but must follow the regulations for the apartments.

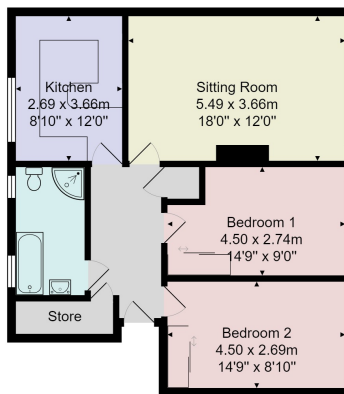
Subletting (renting) is not permitted.

The boiler was replaced in 2023.



### **Council Tax Band - B**





Total Area: 72.7 m<sup>2</sup> ... 782 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.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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