



2 South Beech Avenue, Harrogate, North Yorkshire, HG2 7PE

£165,000



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A spacious-end-of-terrace town house situated in a popular position close to a range of excellent local amenities and Starbeck railway station.

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The property provides spacious accommodation over three levels comprising sitting room, modern kitchen, ground-floor shower room, two double bedrooms and a large attic room. To the rear of the property there is an enclosed courtyard garden.

The property has the benefit of gas central heating and double glazing and situated in this popular position well served by the excellent local amenities of Starbeck, situated between Harrogate and Knaresborough. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with attractive fireplace with electric fire.

### **KITCHEN**

With a range of modern fitted units with electric hob and oven. Space for appliances. A door leads to the garden.

### **UTILITY AREA**

With space and plumbing for washing machine and tumble dryer.

### **SHOWER ROOM**

A white suite comprising WC, washbasin and shower. Tiled walls and floor.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom.

### **BEDROOM 2**

A further double bedroom with fitted wardrobes. Staircase which leads to the second floor.

## **SECOND FLOOR**

### **ATTIC ROOM**

Stairs from Bedroom 2 lead to the attic room, which provides a further room on the top floor with skylight window.

## **OUTSIDE**

To the rear of the property there is an enclosed courtyard garden.

**Tenure** - Freehold

**Council Tax Band** - A







Total Area: 74.0 m<sup>2</sup> ... 797 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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