



VERITY
FREARSON

8 BEECH GROVE HOUSE, BEECH GROVE, HARROGATE, HG2 0ES

OFFERS OVER £620,000

8 BEECH GROVE HOUSE, BEECH GROVE,

Harrogate, HG2 0ES

A spacious and well-presented three-bedroom second-floor apartment, with garage, enjoying a delightful aspect directly overlooking the famous Harrogate Stray.

This individual apartment provides spacious accommodation including a large reception hall, a particularly generous open-plan sitting room and dining area, a kitchen, together with three double bedrooms, bathroom and cloakroom. The property has the advantage of a garage and use of the residents' parking areas and also has a useful basement storeroom.

The property provides well-maintained and spacious accommodation within this popular building on the edge of the famous Harrogate Stray and is within a few minutes' walk of the town centre and its associated amenities. And internal viewing is strongly recommended to appreciate this excellent apartment and its special location. Offered for sale with no onward chain.



Living Room · Kitchen

3 Bedrooms · Bathroom · Dressing Room · Balcony

Off-Road Parking · Communal Gardens · Basement Storeroom







ACCOMMODATION

SECOND FLOOR RECEPTION HALL

LIVING ROOM

A spacious reception room with windows to two sides, enjoying a delightful outlook over the adjoining Stray. A glazed door leads to a generous **BALCONY** which provides an excellent outdoor sitting area with attractive views.

KITCHEN

With a range of fitted units with electric hob and double oven. Space for appliances.

BEDROOM 1

A double bedroom with an attractive outlook over the Stray and glazed door leading to the **BALCONY**.

DRESSING ROOM

With fitted wardrobes and washbasin.

BEDROOM 2

A double bedroom with fitted wardrobes and basin.

BEDROOM 3

A further bedroom or reception room, with window to side.

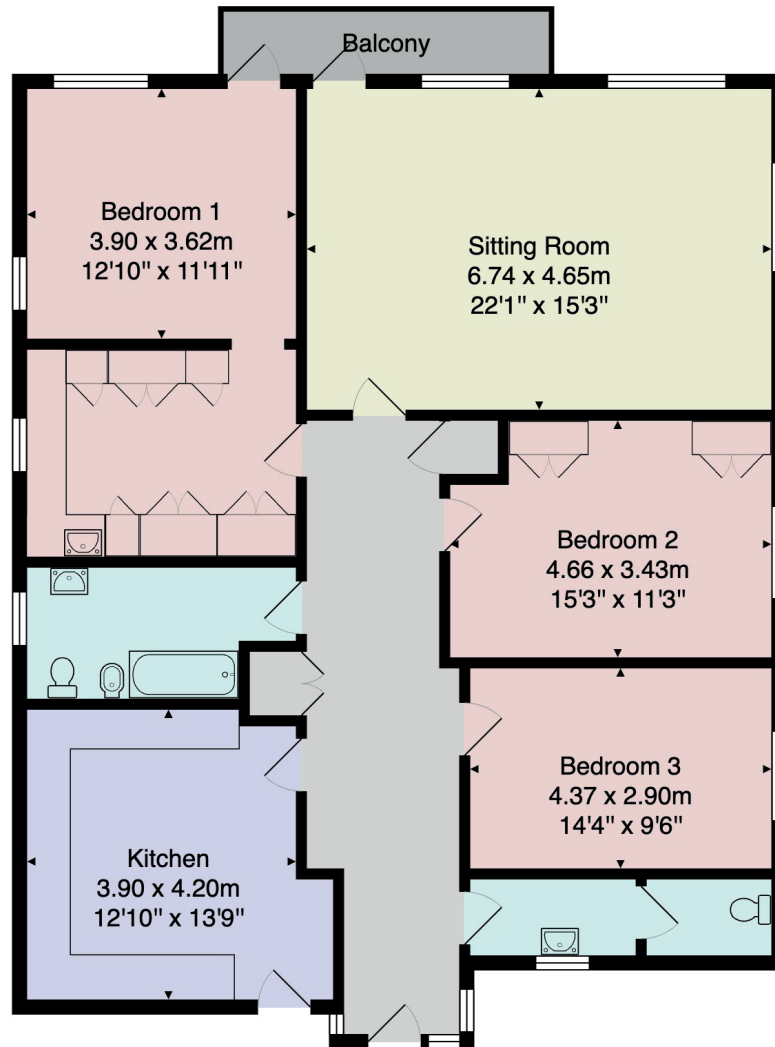
BATHROOM

With WC, bidet, washbasin set within a vanity unit, and bath with shower above.

CLOAKROOM

With WC and washbasin.

FLOOR PLAN



Total Area: 140.5 m² ... 1512 ft² (excluding balcony)

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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Outside

The property has the benefit of a balcony which provides a private outdoor sitting area, enjoying a delightful outlook over the West Park Stray. The property has the advantage of a garage. There is also a basement storeroom which provides excellent additional storage space.

The property stands within attractive and well-maintained communal grounds and residents have use of the residents' parking areas.

Agent's Note

The property is understood to be long leasehold having an original term of 999 years starting in around 2002 at a peppercorn.

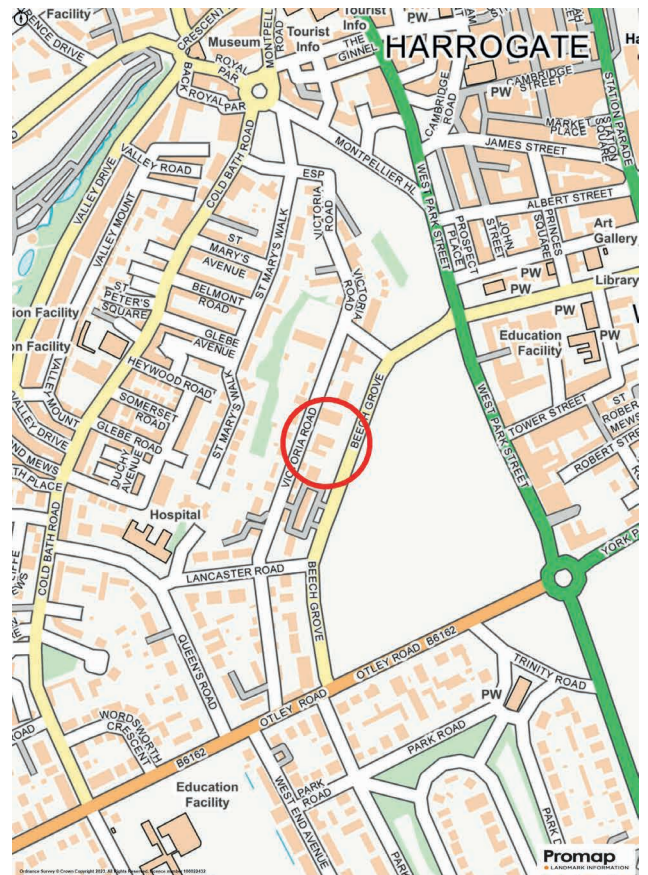
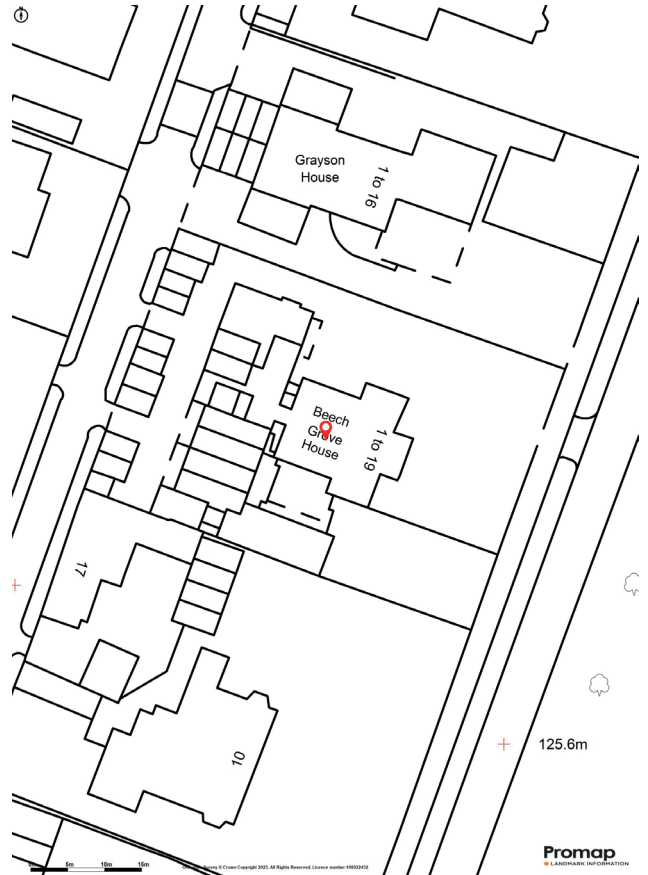
The quarterly service charge is £1,265.81.

Pets are not permitted.

Services

All mains services connected.

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)	72	81
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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