



VERITY
FREARSON

4 BEECH CLOSE, HARROGATE, HG2 0FE

£875,000

4 BEECH CLOSE,

Harrogate, HG2 0FE

An impressive three-storey 6 bedroom detached house, offering generous accommodation of over 3,000 sqft, set in this delightful position on the edge of the Pinewoods and the Valley Gardens, and just a short distance from Harrogate town centre and popular schools.

This attractive stone-built modern property provides generous and flexible accommodation comprising a stunning open-plan living kitchen with doors leading to the garden, together with a separate reception room, utility room, and six bedrooms, three of which of en-suite facilities, in addition to a bathroom and shower room. There is an attractive rear garden as well as a tandem double garage and outside store rooms.

The property is situated in the sought-after location, close to the Valley Gardens and local amenities, which include the town's most sought-after primary and secondary schools.



Kitchen · Sitting Room · Utility Room

6 Bedrooms · 3 En-Suite · Bathroom · Shower Room

Off-Road Parking · Double Tandem Garage · Large Gardem







ACCOMMODATION

LOWER GROUND FLOOR

HALLWAY

With access to living room /dining area.

KITCHEN

An impressive open-plan living and dining area with a modern fitted kitchen and French doors leading to the garden. The kitchen comprises an integrated AEG fridge and freezer, combi-microwave / oven. Double oven and six-ring gas hob, overhead extractor fan. Excellent range of cupboards with granite worktops. Single stainless-steel basin and drainer with small UPVC window above, and integrated dishwasher.

UTILITY ROOM

With fitted cupboards and stainless-steel sink and drainer. Space for under-counter washer / dryer. Tiled floor.

BEDROOM 5

A further double bedroom.

SHOWER ROOM

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

UPVC exterior door to outside undercover bike storage area and sizable separate lockable storage room (where electric meter is stored). External steps up to ground level. Staircase up to ground floor

GROUND FLOOR

SITTING ROOM

An impressive reception room with windows to two sides overlooking the garden.

BEDROOM 6

A large double bedroom with en-suite.

SHOWER ROOM / EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin set within a vanity unit and shower. Tiled floor.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes.

EN-SUITE BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit, bath and shower. Tiled flooring.

BATHROOM

A white modern suite comprising WC, washbasin, sat within a vanity unit, bath and shower. Heated towel rail. Tiled floor.

BEDROOM 2

A double bedroom with fitted wardrobes.

EN-SUITE SHOWER ROOM

WC, washbasin set within the vanity unit and shower. Tiled flooring.

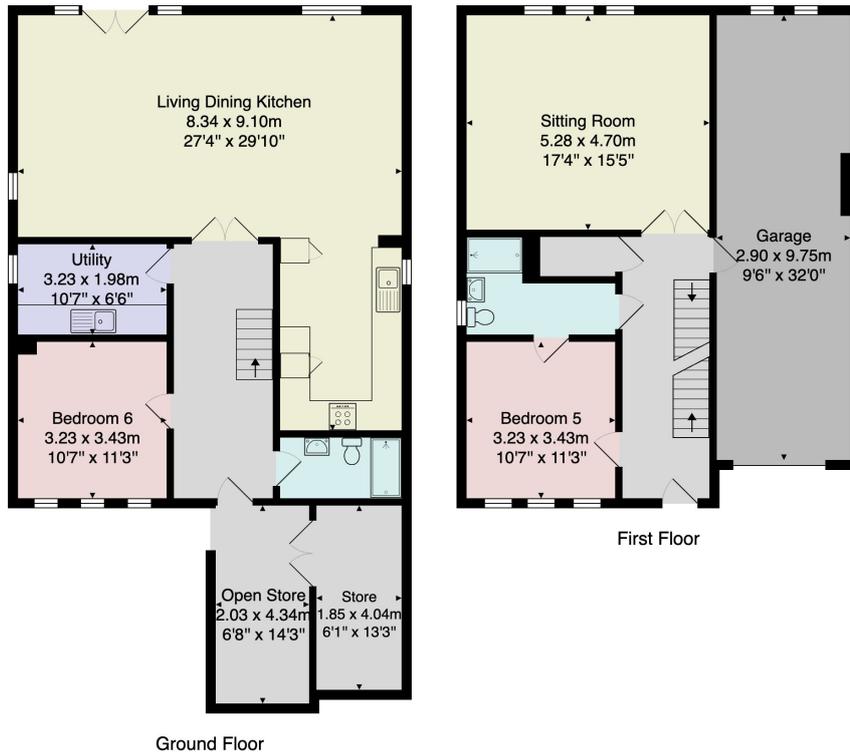
BEDROOM 3

A double bedroom with fitted wardrobes.

BEDROOM 4

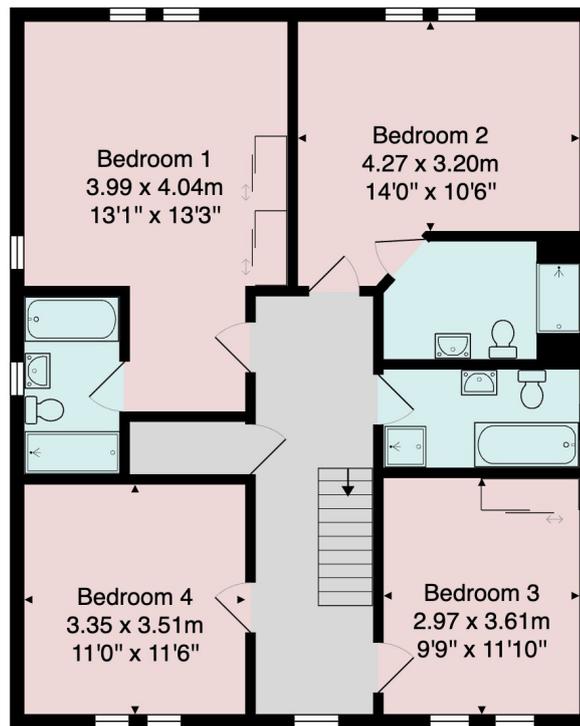
A double bedroom with fitted wardrobes.

FLOOR PLAN



Total Area: 280.8 m² ... 3023 ft²

All measurements are approximate and for display purposes only.
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Second Floor

Outside

On- and off-street parking to the front of the property with access to double tandem garage. A pathway leads down the side of the house to a large garden which has extensive lawn area, well-stocked, planted borders and paved sitting areas.

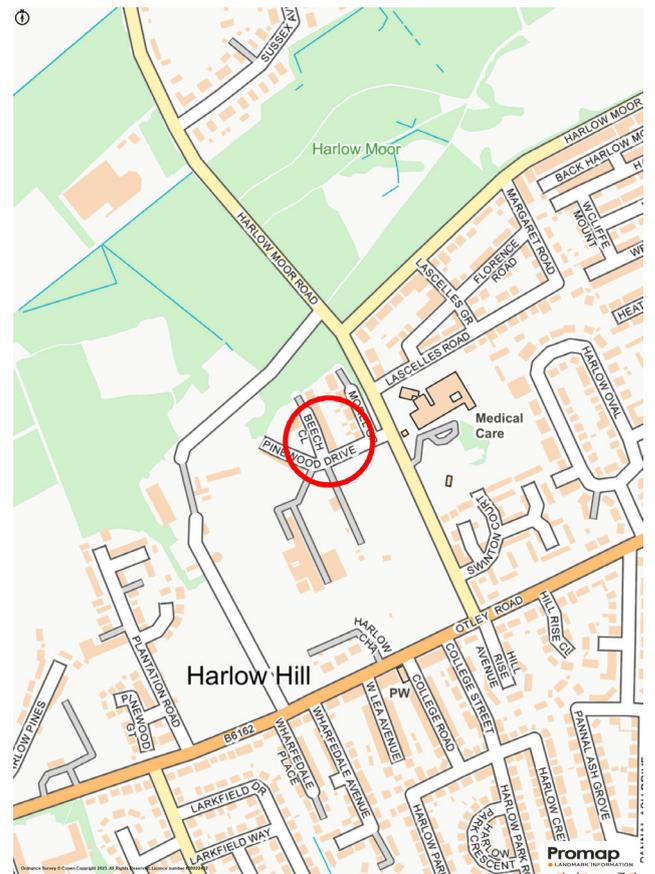
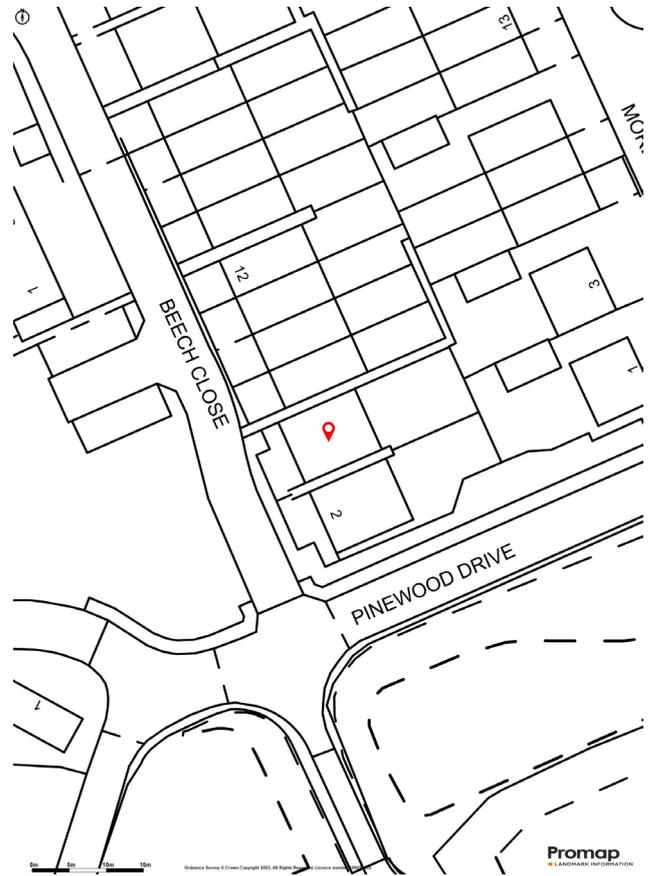
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(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	
WWW.EPC4U.COM		

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