



16 Beech Avenue, Harrogate, North Yorkshire, HG2 8DY

**£325,000**

# 16 Beech Avenue, Harrogate, North Yorkshire, HG2 8DY

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A spacious and well presented three bedroom end of terrace property occupying a generous corner plot within this desirable South Harrogate location.

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The property provides well presented accommodation, comprising a large dining kitchen with a modern fitted kitchen together with a separate sitting room and conservatory extension. Upstairs, there are three bedrooms and a bathroom. The large corner plot has a generous drive, providing parking and access to a generous garage.

To the rear of the property, there is an enclosed garden with decked sitting area. The property is located in this sought after location on the south side of Harrogate, well served by an excellent range of amenities along Leeds Road and is within catchment of popular primary and secondary schools and is within a few minutes walk of Hornbeam Park railway station.

## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with attractive fireplace with living flame gas fire, glazed doors lead to a conservatory.





### **CONSERVATORY**

Providing a further sitting area with windows and glazed doors overlooking the garden.

### **DINING KITCHEN**

Spacious kitchen with dining area and glazed door leading to the garden. The modern fitted kitchen comprises a range of stylish wall and base units with gas hob and integrated oven and integrated appliances.

### **FIRST FLOOR**

#### **BEDROOMS**

There are three very good sized bedrooms on the first floor with the two larger bedrooms having fitted wardrobes.

#### **BATHROOM**

A white suite comprising basin and bath with shower above. Heated towel rail. Separate WC.

#### **LOFT**

A pull down ladder leads to a large loft room which provides useful additional space with potential to create additional living space.

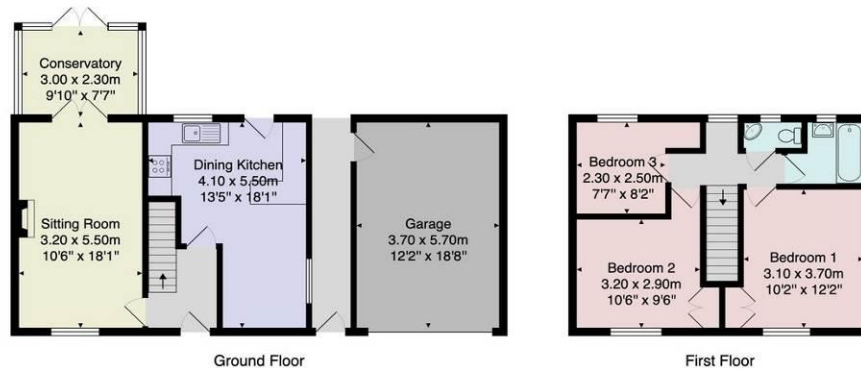
#### **OUTSIDE**

The property occupies a generous plot and has a large driveway to the front providing ample off-road parking which leads to a garage. To the rear of the property, there is an attractive garden with decked sitting area.

**Tenure - Freehold**

**Council Tax Band - C**





Total Area: 89.3 m<sup>2</sup> ... 961 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only.  
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