



VERITY
FREARSON

9 BECKWITH CRESCENT, HARROGATE, HG2 0BQ

GUIDE PRICE £675,000

9 BECKWITH CRESCENT,

Harrogate, HG2 0BQ

A modernised and beautifully presented 4/5 bedroomed detached family home, providing generous accommodation with a large and attractive south west garden, located in this desirable South Harrogate location within the catchment of popular primary and secondary schools.

This super family home is presented to a high standard and provides generous and flexible accommodation, comprising a stunning open plan kitchen and living area together with a separate sitting room and additional family room which has potential to be used as a fifth bedroom if required. There is also a downstairs shower room and separate utility. Upstairs, there are four bedrooms, including the main bedroom with ensuite shower room and a modern house bathroom. The property occupies a generous plot, having a driveway, outside store, a large and attractive south west facing garden with shed and summerhouse.



Sitting Room · Living Kitchen · Utility · Family Room · Shower Room

4/5 Bedrooms · En-Suite · Bathroom · Loft

Off-Road Parking · Outdoor Storeroom · Garden · Summerhouse







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

Large hallway with tiled floor and large store cupboard.

SITTING ROOM

A spacious reception room with window to front.

UTILITY

With fitted units, worktop and sink. Space and plumbing for appliances.

LIVING KITCHEN

A stunning open plan living kitchen with sitting and dining areas with glazed bi folding doors leading to the garden. The kitchen comprises a range of stylish modern units with island, worktops, and breakfast bar. Gas hob, double oven, integrated fridge and freezer, dishwasher and drinks fridge. Disco ball and Velux windows.

FAMILY ROOM

A further reception room or potential fifth bedroom, currently used as a gym. Glazed doors lead to the garden.

SHOWER ROOM

With WC, basin and shower. Tiled walls and floor.

FIRST FLOOR

BEDROOM 1

A large double bedroom with vaulted ceiling. Fitted wardrobe.

ENSUITE

A modern white suite comprising WC, basin set with a vanity unit and walk in shower. Tiled floor with electric underfloor heating.

BEDROOM 2

A double bedroom with built-in wardrobe.

BEDROOM 3

A double bedroom with built-in wardrobe.

BEDROOM 4

A further bedroom or office.

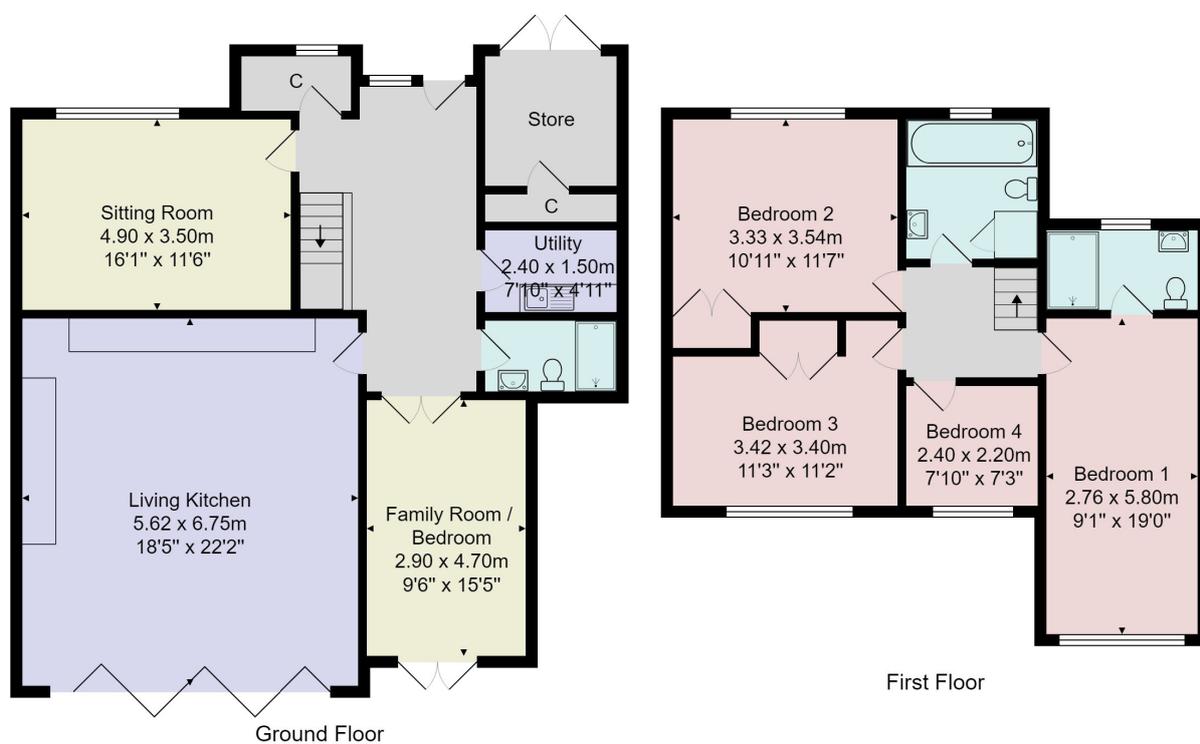
BATHROOM

A white modern suite comprising WC, basin within a vanity unit and bath with shower above. Built-in cupboard.

LOFT

A pulldown ladder provides access to a boarded loft which provides useful storage base. The hot water cylinder is located in the loft.

FLOOR PLAN



Total Area: 177.4 m² ... 1910 ft²

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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

A driveway provides parking and leads to a useful outdoor storeroom. To the rear of the property there is an attractive garden with patio, lawn and pond with outdoor lighting. Shed and summerhouse with power. Outside water tap.

Position

Beckwith Crescent is a quiet, residential street, located on the south side of Harrogate, well served by excellent local amenities, popular schools and is near to attractive, open countryside, yet just a short distance from Harrogate town centre.

Agents Note

There is underfloor heating throughout downstairs and there is a combi boiler in the utility room, the tank in the loft is for a pressurised system which provides excellent water pressure throughout the house even if multiple taps/showers are used at the same time.

All doors and windows are aluminium throughout with 5 years manufacturer's warranty.

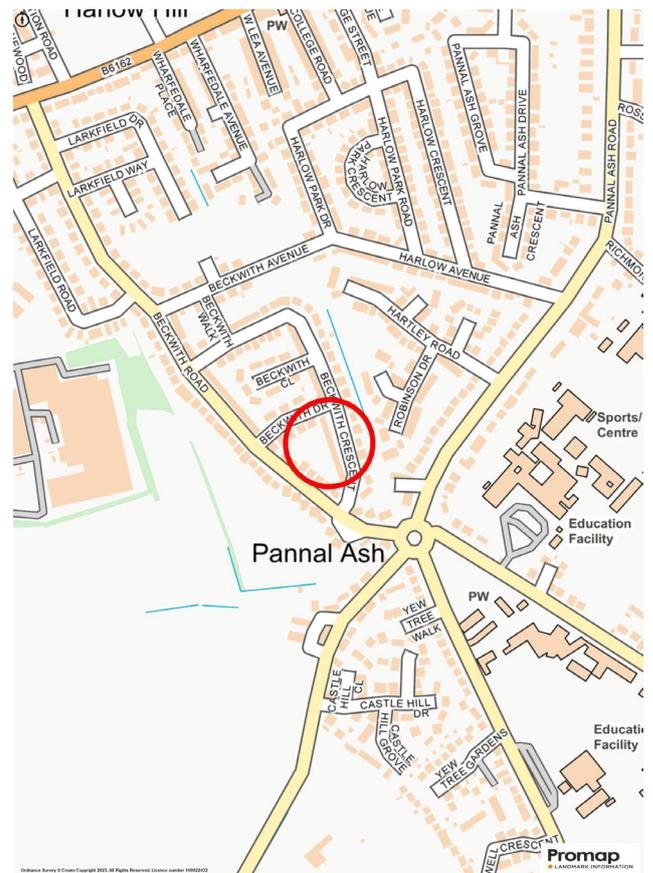
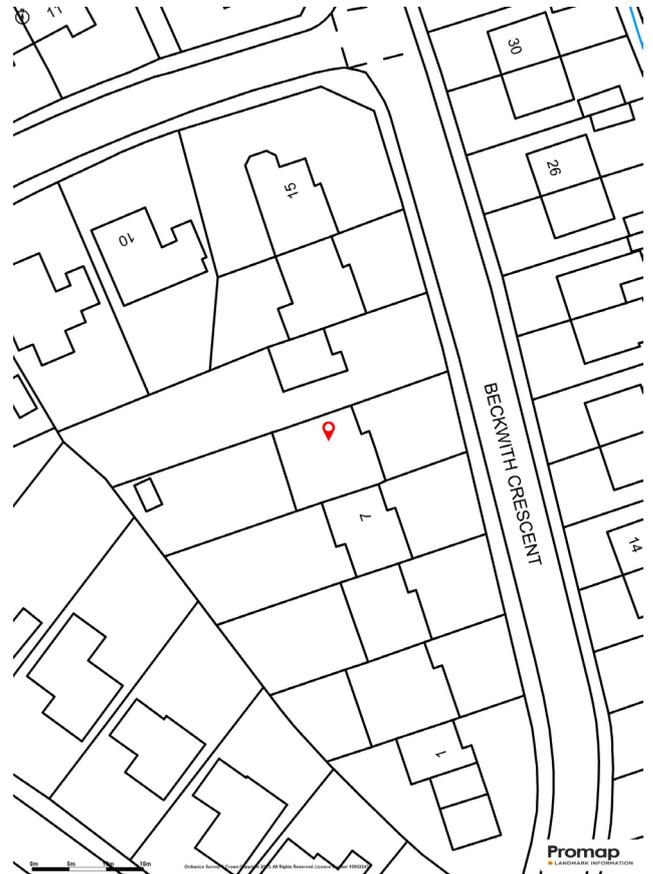
Services

All mains services are connected to the property.

The ground floor has a gas fired underfloor heating system.

Tenure

Freehold



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	82
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
65	
England & Wales EU Directive 2002/91/EC	

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk