



VERITY
FREARSON

37 BECKWITH ROAD, HARROGATE, HG2 0BN

OFFERS OVER £625,000

37 BECKWITH ROAD,

Harrogate, HG2 0BN

A very spacious five-bedroom detached property with driveway and attractive garden, enjoying a delightful open aspect to the rear and situated in this desirable south Harrogate position, well served by excellent local amenities and popular schools.

This family home has been extended to provide generous and flexible accommodation. On the ground floor, there are two large reception rooms together with a dining kitchen, utility, study and downstairs WC. Upstairs, there are five good sized bedrooms together with a bathroom and additional shower room. The driveway provides ample parking and provide access to the garage/store. There is a good-sized rear southwest-facing garden with lawn and open aspect.

This excellent property is situated in a desirable south Harrogate location which is just a short distance from Harrogate town centre, close by to beautiful open countryside, and is well served by popular primary and secondary schools.

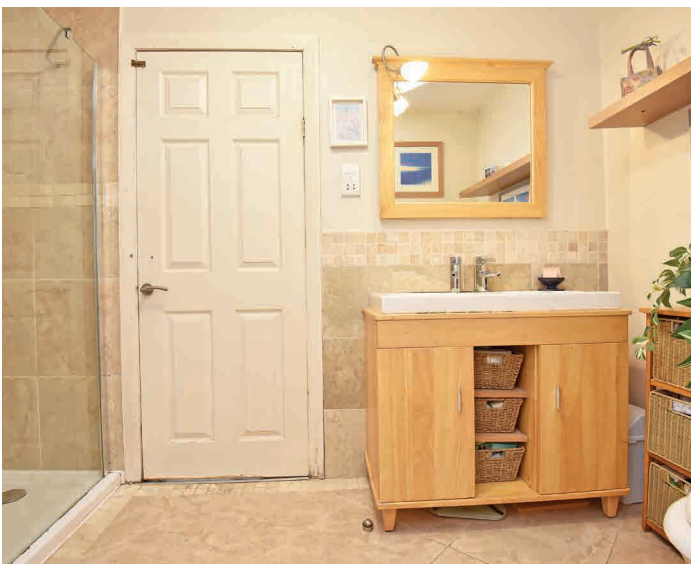


Sitting Room · Dining Room · Study · Kitchen · Cloakroom

5 Bedrooms · Bathroom · Shower Room

Ample Off-Road Parking · Garage · South / Southwest-Facing Garden







ACCOMMODATION

GROUND FLOOR **ENTRANCE PORCH**

A useful, good-sized reception porch leads to -

RECEPTION HALL

A porch leads to a reception hall with under stairs cupboard.

CLOAKROOM

With WC and basin.

SITTING ROOM

A large reception room with sliding glazed doors leading to the garden. Fireplace with multi fuel burning stove.

KITCHEN

With dining area. The kitchen comprises a range of fitted units with space for a range cooker and integrated dishwasher.

UTILITY ROOM

With fitted units, worktop and space and plumbing for additional appliances.

STUDY

With fitted cupboard. Providing an excellent work from home space.

FAMILY ROOM

A very large reception room with windows and glazed doors overlooking the garden.

FIRST FLOOR

The property has been extended and there are two sets of stairs that lead to the first floor, creating generous and flexible bedroom accommodation.

BEDROOMS

There are five bedrooms on the first floor, which are all of generous proportions with most having fitted wardrobes.

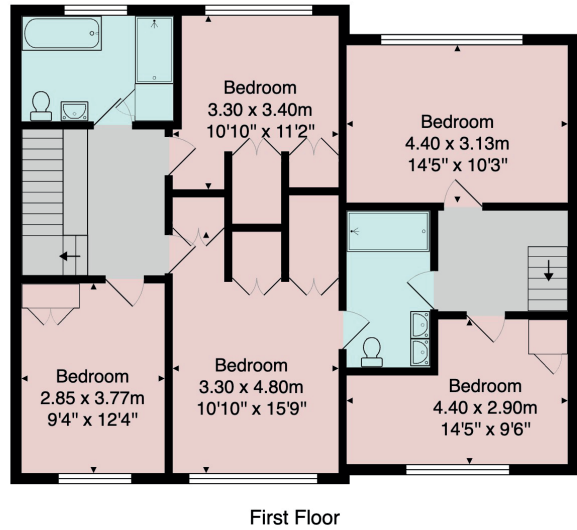
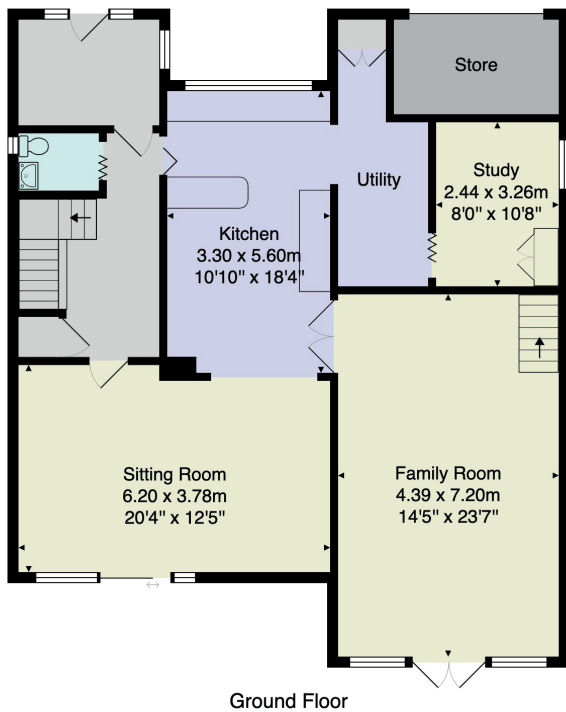
BATHROOM 1

With WC, basin, bath and separate shower. Fitted cupboard.

BATHROOM 2

A white suite with WC, twin wash basins set within a vanity unit, and shower. Tiled flooring with underfloor heating. This bathroom can be accessed from either side of the property.

FLOOR PLAN



Total Area: 215.7 m² ... 2322 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.
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Outside

A drive provides parking and leads to a garage/store. There is a good-sized south / southwest-facing, attractive lawned rear garden enjoying a delightful open aspect to the rear.

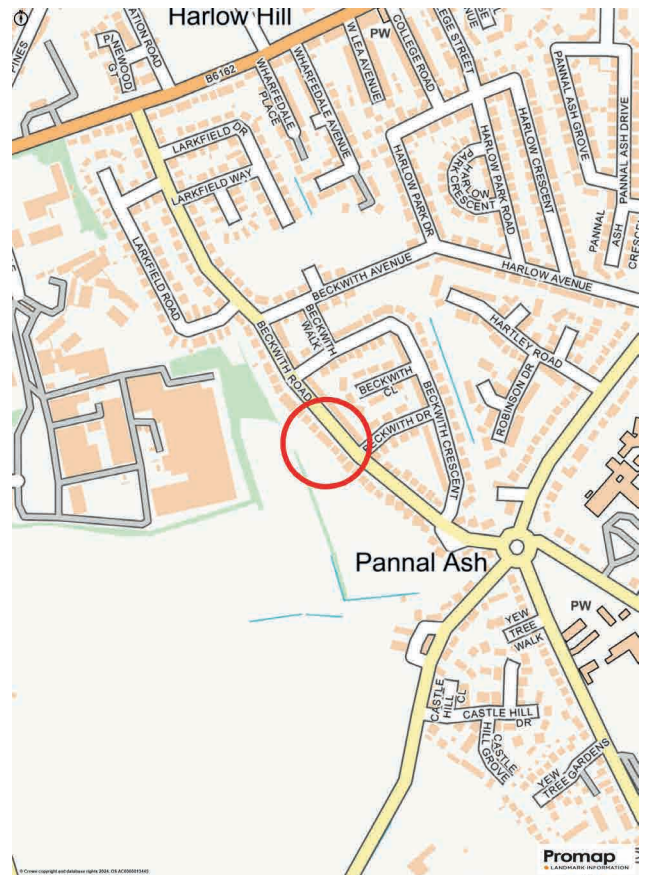
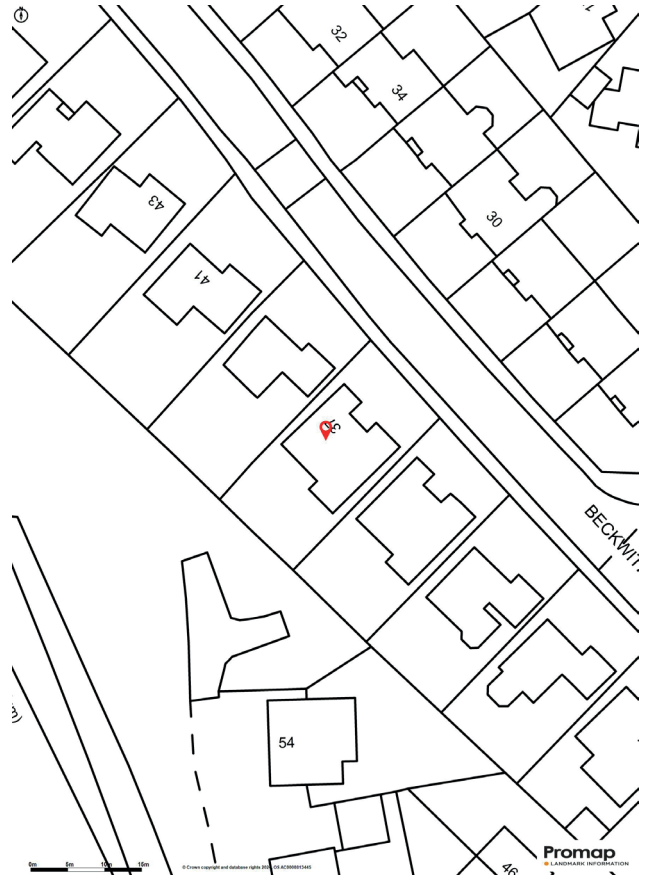
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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