



VERITY
FREARSON

3 BEECHWOOD CRESCENT, HARROGATE, HG2 0PA

GUIDE PRICE £600,000

3 BEECHWOOD CRESCENT,

Harrogate, HG2 0PA

An individual 4 bedroom townhouse, forming part of this fashionable crescent just off Cold Bath Road.

The property, in need of updating, briefly comprises sitting room, dining room, kitchen, basement/utility, master bedroom with en-suite, three further bedrooms and house bathroom. The property benefits from private south west facing gardens to the front.

Beechwood Crescent is well placed to the south side of Harrogate, within walking distance of excellent state and private schooling, the famous Harrogate Stray and town centre. Offered for sale with no chain.



Sitting Room · Dining Room · Kitchen

4 Bedrooms · Bathroom · WC

Cellar · Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE VESTIBULE

Leading to:

ENTRANCE HALL

With doors off to other rooms and central staircase leading to first floor.

SITTING ROOM

A bright and spacious room with bay window overlooking front garden. Newly installed gas fire.

DINING ROOM

A useful reception room with log burner and French doors to rear garden.

KITCHEN

Fitted with a range of modern wall and base units with integrated appliances to include cooker and hob, fridge, freezer and dishwasher.

LOWER GROUND FLOOR BASEMENT ROOMS

Useful rooms ideal for storage.

UTILITY AREA

Fitted with washing machine and further freezer.

FIRST FLOOR LANDING

With doors off to other rooms and stairs to second floor.

MASTER BEDROOM

A spacious bedroom with archway leading to:

EN-SUITE SHOWER ROOM

Fitted with a suite comprising low flush WC, wash hand basin and shower cubicle.

BEDROOM 2

A further double bedroom.

SECOND FLOOR LANDING

With doors off to other rooms.

BEDROOM 3

A further double bedroom.

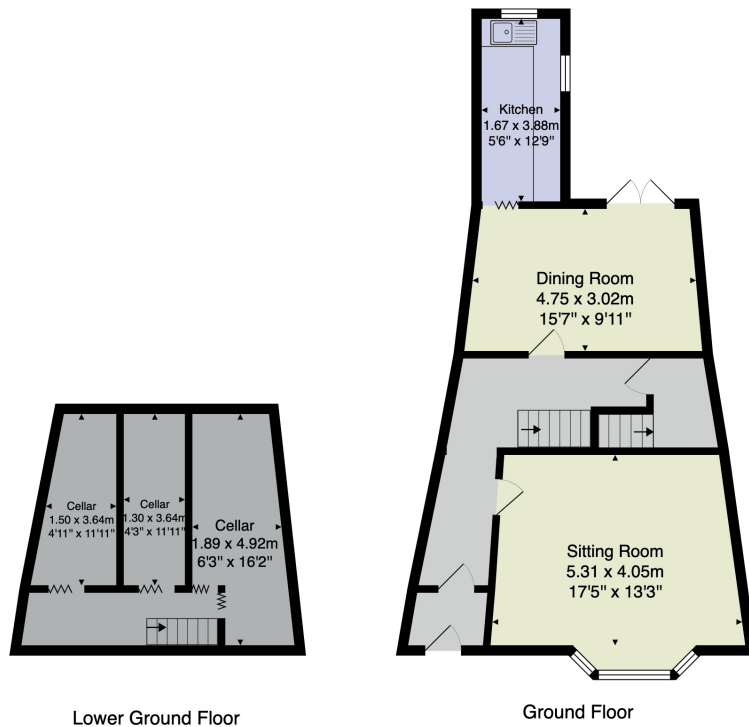
HOUSE BATHROOM

Fitted with a suite comprising low flush WC, wash hand basin and bath.

BEDROOM 4

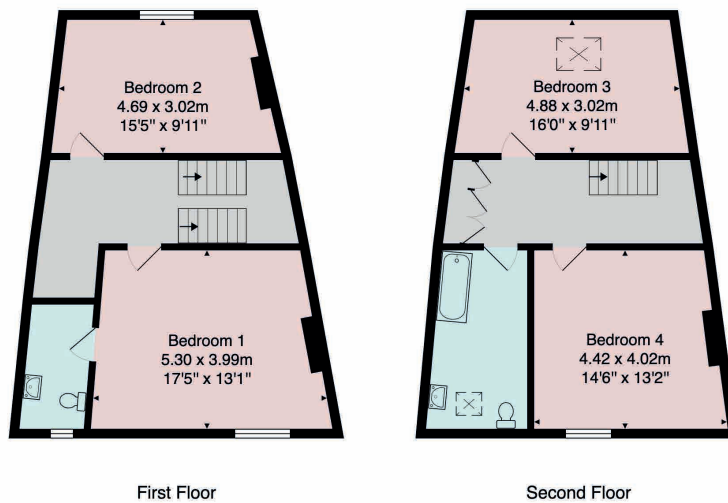
A fourth bedroom.

FLOOR PLAN



Total Area: 191.4 m² ... 2061 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

To the front of the property is a delightful lawned garden with patio area and pathway leading to front door. To the rear of the property is a courtyard garden.

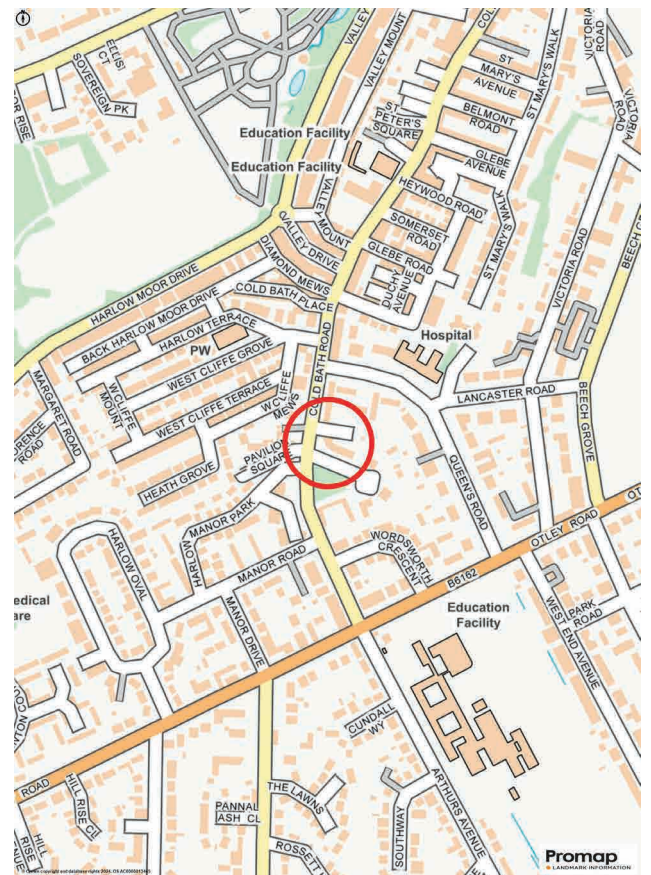
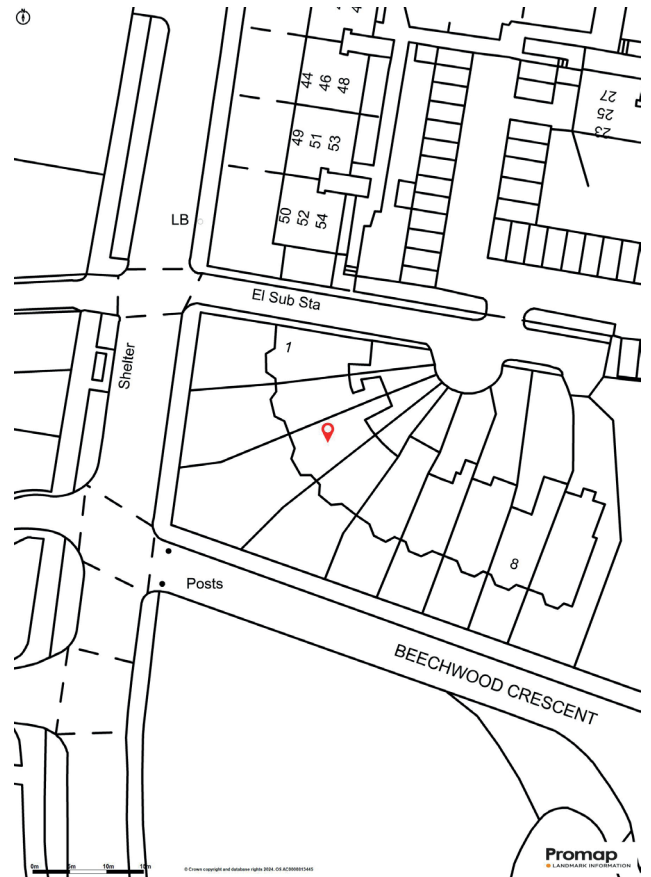
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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