



VERITY
FREARSON

90 BEECH ROAD, HARROGATE, HG2 8EA

OFFERS OVER £600,000

90 BEECH ROAD,

Harrogate, HG2 8EA

A superb three / four-bedroomed detached property which has been extended to provide spacious and well-appointed accommodation with multi-room audio, featuring a large living dining kitchen with bi-folding doors, two further reception rooms, ground-floor wet room with WC and stylish house bathroom.

Complementing this stunning family home is a larger-than-average rear garden, with paved seating areas, driveway for ample vehicle parking and external office.

The property is situated in an extremely convenient and popular location just off Leeds Road, close to the local shopping parade, excellent local schools and Hornbeam Park railway station. Offered for sale with no onward chain.



Living Kitchen · Lounge · Wet Room

4 Bedrooms · Bathroom

Ample Off-Road Parking · Detached Office · Garden







ACCOMMODATION

GROUND FLOOR

Glazed entrance door leads to -

ENTRANCE HALL

Double-glazed window to front, central heating radiator and under-stairs cupboard. Staircase leading to the first floor.

WET ROOM

With tiling to all wet areas. Shower, basin and low-flush WC. Central heating radiator and window to side.

LOUNGE

A spacious reception room with double-glazed bay window with fitted shutters to front and further double-glazed window to side. Central heating radiator and cast-iron coal-effect fire with wood surround and granite hearth.

BEDROOM 4

A double-glazed window to side and central heating radiator.

EXTENDED OPEN-PLAN LIVING KITCHEN

A stunning open plan kitchen and living area with glazed bi-folding doors leading to the garden. With modern fixtures and fittings including audio system in the ceiling.

The kitchen has a range of wall and base units with breakfast bar and granite work surfaces having inset ceramic sink. Space for range-style cooker with Rangemaster extractor hood above and glass splashback. Integrated microwave, space for American-style fridge/freezer. Vertical central heating radiator.

The living / dining area has bi-folding doors leading to the enclosed rear garden and enclosed paved seating area.

FIRST FLOOR LANDING

Double-glazed stained-glass window to side. Access to loft space.

BEDROOM 1

A doubled bedroom with double-glazed bay window to front and central heating radiator. Audio system in the ceiling.

BEDROOM 2

A further double bedroom with double-glazed window to rear and central heating radiator.

BEDROOM 3

A double-glazed window to front and central heating radiator.

BATHROOM

Stylish bathroom with panelled bath, walk-in shower with glass screen, low-flush WC and wall-mounted washbasin. Fully tiled to walls and floor. Double-glazed windows to rear and side. Vertical central heating radiator, extractor fan, integrated bath television, audio speakers and airing cupboard.

FLOOR PLAN



Outside

Shaped lawn with planted borders to the front. Double gated lead to paved driveway provides ample off-road parking and leads to a DETACHED OFFICE with power and light and networking. To the rear there is a good-sized, enclosed lawned garden with paved sitting areas, mature borders and hedging and brick-built garden store.

Directions

Proceed out of Harrogate on the A61 Leeds Road. After passing the M&S food store, take the second left onto Almsford Avenue, then first left onto Beech Road. The property is located on the left-hand side.

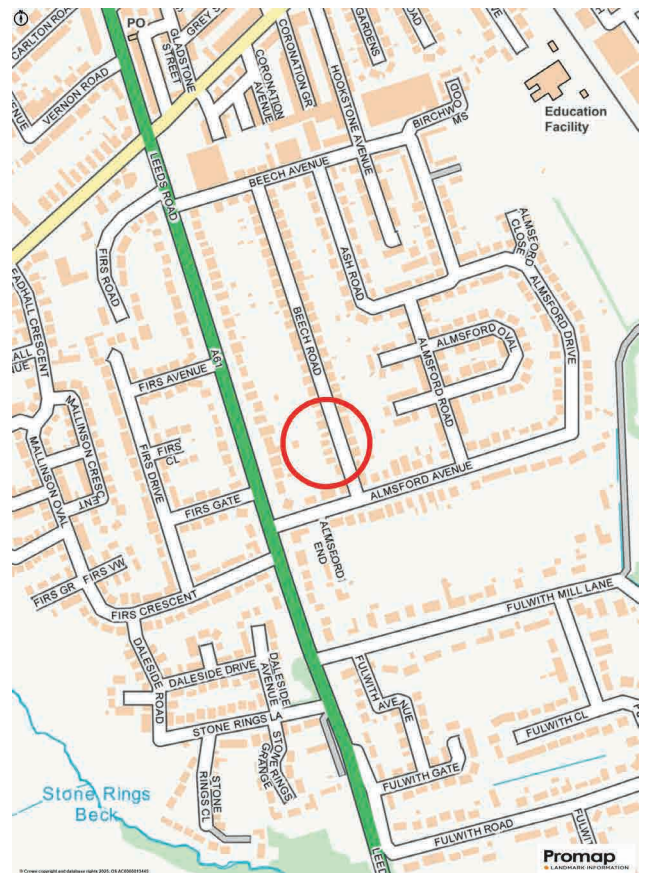
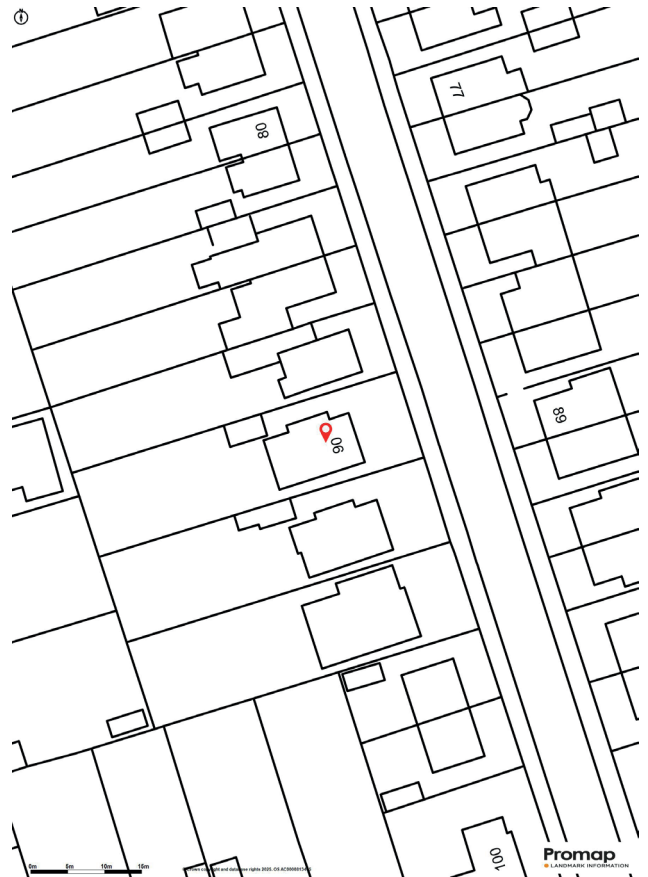
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		82
B (81-91)		
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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