



39 Beech Road, Harrogate, North Yorkshire, HG2 8DZ

£350,000

Guide Price

39 Beech Road, Harrogate, North Yorkshire, HG2 8DZ

A spacious and well-presented three-bedroom semi-detached house with a very large garden, situated in this popular south Harrogate location.

The accommodation comprises entrance hall, two reception rooms, a modern kitchen and downstairs WC. Upstairs, there are three bedrooms and a bathroom.

To the rear of the property there is a very large garden with lawn and paved and decked sitting areas. The property is situated in this popular south Harrogate location, well served by excellent local amenities, including schools and shops and is within walking distance of Hornbeam Park railway station. Offered for sale with no onward chain.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A spacious reception room with bay window.

DINING ROOM

A further good sized reception room with fitted cupboards and glazed doors leading to the garden.

KITCHEN

With a range of modern fitted units with electric hob, integrated oven and space for appliances.

CLOAKROOM

With WC and basin.

FIRST FLOOR

BEDROOMS

There are three bedrooms on the first floor, including the main bedroom which is a spacious double bedroom with fitted wardrobes and bay window.

BATHROOM

A white modern suite comprising WC, washbasin and bath with shower above. Heated towel rail. Access to large loft space.

OUTSIDE

To the rear of the property, there is a very good-sized garden with extensive lawn, mature planted borders and paved and decked sitting areas. There are two timber garden sheds. Shared driveway to side.

Tenure - Freehold

Council Tax Band - C





Total Area: 86.4 m² ... 930 ft²
 All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			