



95 Beckwith Road, Harrogate, North Yorkshire, HG2 0BS

£325,000

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A well presented two-bedroomed semi-detached bungalow offering extended and well proportioned accommodation throughout, complemented by attractive and private southwest-facing rear garden.

Beckwith Road is a highly popular residential position to the south side of Harrogate, well served by local shops and with a frequent bus service giving regular access to Harrogate town centre and its associated amenities.





ENTRANCE HALL

With uPVC side entrance door, central heating radiator, Karndean flooring and access to loft via pull-down ladder providing extra storage.

LOUNGE

With bay window to front, central heating radiator and electric fire within modern fireplace.

KITCHEN AREA

Fitted with a modern range of wall and base units to three sides and work surfaces with inset sink unit. Including Bosch oven and four-ring gas hob with extractor hood above and integrated fridge. With window to side and Karndean flooring. Opening to:

DINING AREA

With central heating radiator, Karndean flooring and French doors opening onto the rear garden and patio.

BEDROOM 1

A double bedroom with central heating radiator and sliding patio doors to the rear looking onto the garden.

BEDROOM 2

Second good sized bedroom with bay window to front and central heating radiator.

BATHROOM

Fitted with a three piece white suite comprising bath and shower, semi-pedestal wash hand basin, and low flush WC. With uPVC window to side, chrome heated towel rail and modern floor-to-ceiling tiling.

OUTSIDE

Long driveway providing ample off-road parking. A particular feature of the property is the private southwest-facing patio with shaped lawned garden beyond with useful outside water tap.

Tenure - Freehold

Council Tax Band - C



Total Area: 60.1 m² ... 647 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		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		