



**44 Beckwith Crescent, Harrogate, North Yorkshire, HG2 0BQ**

**£335,000**

Fixed Price

## 44 Beckwith Crescent, Harrogate, North Yorkshire, HG2 0BQ

A spacious three-bedroom semi-detached house with a good-sized garden, driveway and garage, situated in this quiet residential position on the south west side of Harrogate.

This excellent property provides good-sized accommodation with a spacious reception hallway, sitting room, dining room and kitchen. To the first floor there are three bedrooms and a modern bathroom. Outside there is an enclosed garden to the front and a driveway to the side providing off street parking which leads to a garage. To the rear there a private and enclosed garden.

This excellent home is situated on a quiet street within this desirable south west Harrogate location, within walking distance of Harlow Carr Gardens, Bettys and The Pine Marten Pub/Restaurant along with being well served by excellent local amenities and schools.





## GROUND FLOOR

### ENTRANCE HALL

With stairs to first floor and storage cupboard.

### SITTING ROOM

A bay-fronted reception room with coal effect gas fire and glazed sliding doors through to the dining room.

### DINING ROOM

A further reception room with French doors leading out to the rear garden.

### KITCHEN

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

### FIRST FLOOR

### BEDROOMS

There are three good-sized bedrooms on the first floor.

### BATHROOM

Modern suite comprising panelled bath, shower enclosure, low flush WC and vanity unit with inset wash basin.

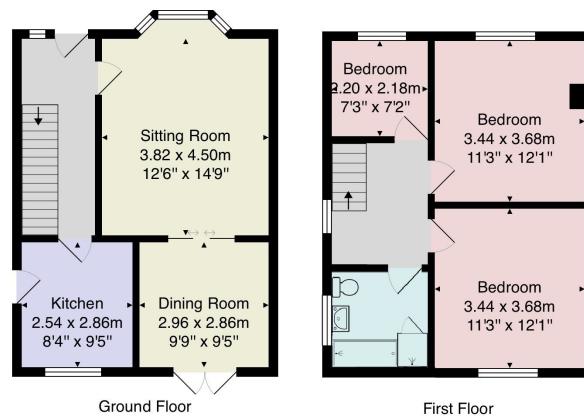
### OUTSIDE

Outside there is an enclosed garden to the front and a driveway to the side providing off street parking which leads to a garage. To the rear there is an enclosed garden with shaped lawn and fencing to perimeters providing a degree of privacy.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 86.9 m<sup>2</sup> ... 935 ft<sup>2</sup>

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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## Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	80
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>		