



17 Magnolia Place, Beckwithshaw, Harrogate, HG3 1FF

**£375,000**

## 17 Magnolia Place, Beckwithshaw, Harrogate, HG3 1FF

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An immaculately presented three-bedroom modern family home with off-street parking and enclosed rear garden, situated in the highly desirable Harlow Hill area, close to Harrogate Grammar School and beautiful countryside walks.

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Built by Taylor Wimpey just a few years ago and further improved by the current owners, this stylish property offers well-planned accommodation ideal for family living. The house features a spacious sitting room, a modern open-plan dining kitchen with doors leading to the garden, and a downstairs WC. Upstairs, there are three bedrooms including a principal bedroom with en-suite shower room, as well as a modern house bathroom.

Magnolia Place is a small and sought-after cul-de-sac on the fringe of Harlow Carr, conveniently located close to excellent local shops, schools, and amenities, and just a short distance from Harrogate town centre.







## **GROUND FLOOR**

### **RECEPTION HALL**

A welcoming entrance hall with useful store cupboard and stairs leading to the first floor.

### **SITTING ROOM**

A spacious reception room with window to the front and useful under-stairs storage cupboard.

### **DINING KITCHEN**

A well-proportioned open-plan kitchen and dining area fitted with a range of contemporary storage units and work surfaces. Integrated appliances include oven, hob, extractor and fridge / freezer. Patio doors open directly to the rear garden, creating an ideal space for family living and entertaining.

### **CLOAKROOM**

With WC and washbasin.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with built-in storage and en-suite shower room.

### **EN-SUITE SHOWER ROOM**

A modern white suite comprising WC, washbasin and shower.

### **BEDROOM 2**

A further double bedroom.

### **BEDROOM 3**

A single bedroom or ideal home office.

### **BATHROOM**

A modern white suite comprising bath, WC and washbasin.

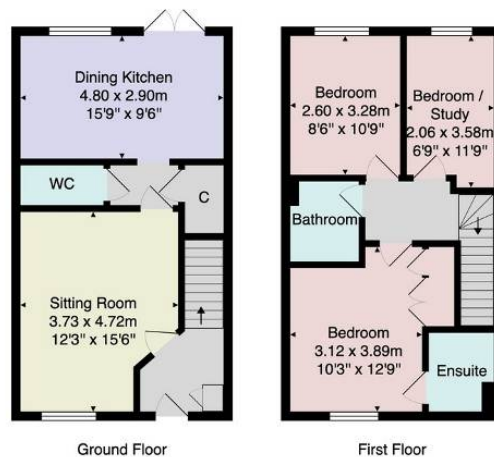
### **OUTSIDE**

To the front of the property there is off-street parking. A side path leads to an enclosed rear garden with lawn and patio, providing an ideal space for outdoor entertaining.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 85.4 m<sup>2</sup> ... 920 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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