



VERITY  
FREARSON

61 BEECH ROAD, HARROGATE, HG2 8DZ

£425,000



## 61 BEECH ROAD,

*Harrogate, HG2 8DZ*

**A substantially extended and beautifully presented three-bedroom semi-detached home, offering stylish and well-balanced accommodation ideally suited to modern family living. Occupying a generous plot with private rear garden and off-street parking, this impressive home combines contemporary open-plan space with practical family features, all within a highly regarded residential setting.**

This attractive and well-proportioned family home offers spacious and versatile accommodation and has been significantly extended to the ground floor, creating a generous open-plan living kitchen ideal for modern family life and entertaining.

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Living Kitchen · Sitting Room · Utility · Cloakroom

3 Bedrooms · Bathroom

Off-Road Parking · Lawned Garden











## ACCOMMODATION

The ground floor comprises an entrance hall which provides access to the principal ground floor accommodation and sets the tone for the tasteful décor found throughout. To the front of the property is a comfortable and well-proportioned sitting room, where a large window allows for excellent natural light, creating a warm and inviting space ideal for relaxing or entertaining.

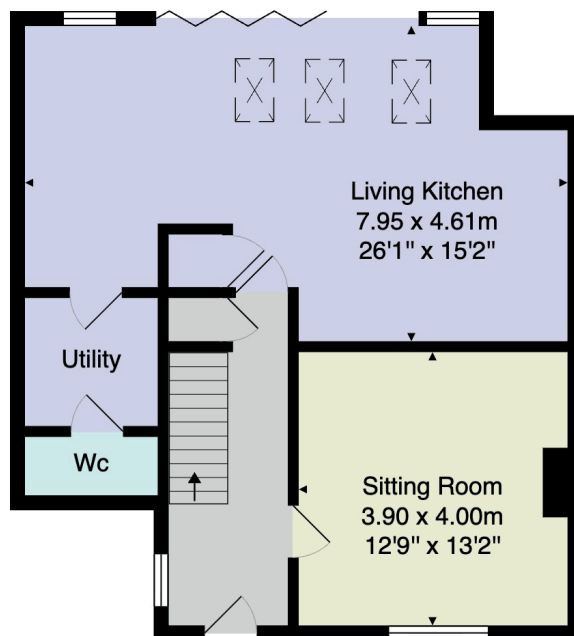
Undoubtedly, the heart of the home is the impressive extended open-plan living dining kitchen, thoughtfully designed with modern family life in mind. The kitchen is fitted with a range of contemporary wall and base units with complementary work surfaces and integrated appliances, offering both style and functionality. The layout flows seamlessly into generous dining and living areas, providing ample space for family gatherings and entertaining. Large glazed bi-folding doors open directly onto the rear garden, creating a wonderful connection between inside and out and allowing natural light to flood the space.

Leading from the kitchen is a highly practical and well-appointed utility room, fitted with additional cabinetry, work surfaces, a sink unit and space for laundry appliances. This invaluable addition keeps everyday tasks discreetly separate from the main living area while providing excellent additional storage. A useful ground floor cloakroom completes the downstairs accommodation.

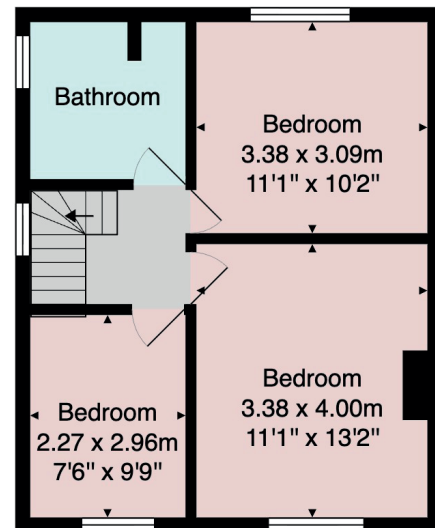
To the first floor, the property continues to impress. The principal bedroom is a spacious and beautifully presented double room positioned to the front of the property, offering fitted wardrobes and ample space for further furniture. A second generous double bedroom overlooks the rear garden and provides comfortable accommodation for family or guests. The third bedroom is well proportioned and versatile, ideal as a nursery, home office or single bedroom depending on individual requirements.

The house bathroom has been stylishly updated and finished to a high standard, comprising a panelled bath with glazed screen and overhead rainfall shower, a wash hand basin set within a modern vanity unit, and a low-flush WC. Contemporary tiling, a recessed wall niche and a heated towel rail enhance both the aesthetic and practicality of the space, while a frosted window allows for natural light and ventilation.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 106.0 m<sup>2</sup> ... 1140 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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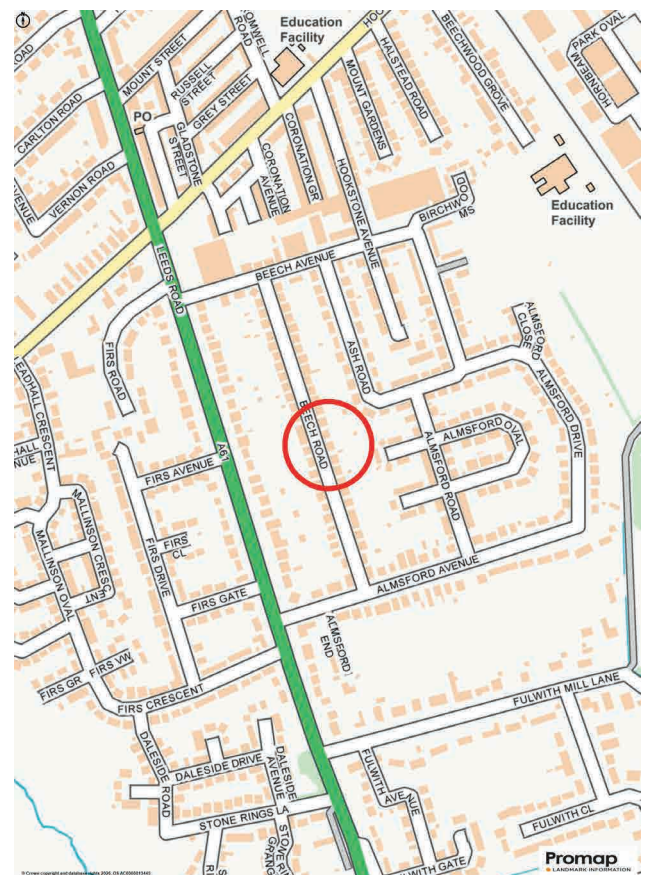
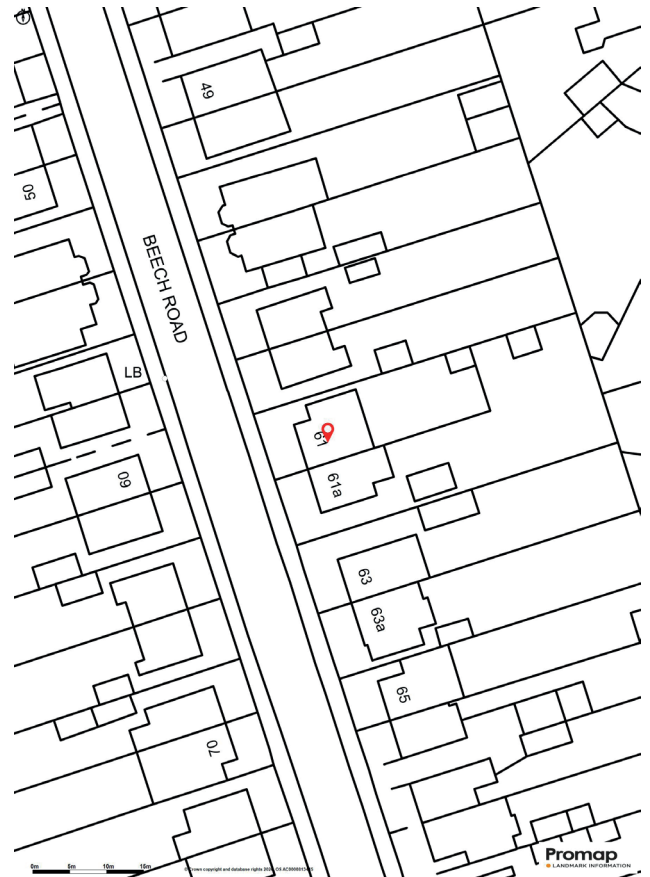
Externally, the property enjoys a generous and well-maintained rear garden offering an excellent balance of lawn and seating areas. A paved patio provides space for outdoor dining, complemented by a raised timber deck and a pergola-covered seating area creating a sheltered spot for relaxation. The lawn extends beyond and is bordered by established planting and mature trees, offering a pleasant degree of privacy. The garden is fully enclosed and particularly well suited to families and those with pets, with a useful shed providing additional storage. To the front of the property there is driveway parking.

This impressive property is located in a highly sought-after position on the south side of Harrogate, within walking distance of Hornbeam Park railway station, which provides rail links to Harrogate, Leeds, York and London. The property is also conveniently placed for local amenities including the M&S Food Hall and a parade of shops, with Harrogate town centre just a short distance away.

All mains services connected.

## Freehold

## Council Tax Band - C



Harrogate

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