



## 15 Beckwith Avenue, Harrogate

£375,000 Offers Over



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A two-bedroom semi-detached bungalow which has been extended by way of a loft conversion and conservatory, occupying an unusually large plot with attractive gardens, driveway, garage and additional land to the rear of the garage. This well-maintained property provides generous and flexible accommodation and offers a range of possibilities for buyers seeking a home with excellent outdoor space. The property is situated in a desirable position on the south west side of Harrogate, conveniently located for the town centre whilst also being well served by local amenities and close to beautiful open countryside, including the Valley Gardens and Pine Woods.

#### OUTSIDE

The property occupies a particularly generous plot. To the rear there is a good-sized lawned garden with planted borders and patio areas providing an excellent outdoor sitting and entertaining space which is not overlooked. Outside tap.

A driveway provides off-street parking and leads to a single detached garage with light and power. Beyond the garage there is an additional parcel of land which provides additional parking for two cars, plus a secure enclosed area belonging to the property with power points, which could be used for a variety of purposes such as additional parking, space for a caravan, or potentially the erection of a garden office or additional garage, subject to the necessary permissions.

#### AGENT'S NOTE

The erection of an additional dwelling on the land to the rear of the property is not permitted.

Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



#### GROUND FLOOR

The ground-floor accommodation provides generous living space, including a large reception room, kitchen, leading to a spacious dining area. Glazed doors from the kitchen lead into the conservatory, which provides an additional sitting area with windows and double doors overlooking the attractive rear garden. The kitchen comprises a range of fitted wall and base units, gas hob with extractor fan over, integrated double oven, fridge / freezer and dishwasher and freestanding washing machine. Single bowl composite sink. There is also a ground-floor double bedroom and a modern bathroom fitted with a white suite comprising a bath, walk-in shower, wash basin and WC, and extractor fan.

#### FIRST FLOOR

Stairs lead to the first floor where there is a spacious master bedroom with skylight windows, built in wardrobes and useful eaves storage space. There is a separate WC with wash basin and built in cupboards. Further skylight.



# Beckwith Avenue, Harrogate, HG2

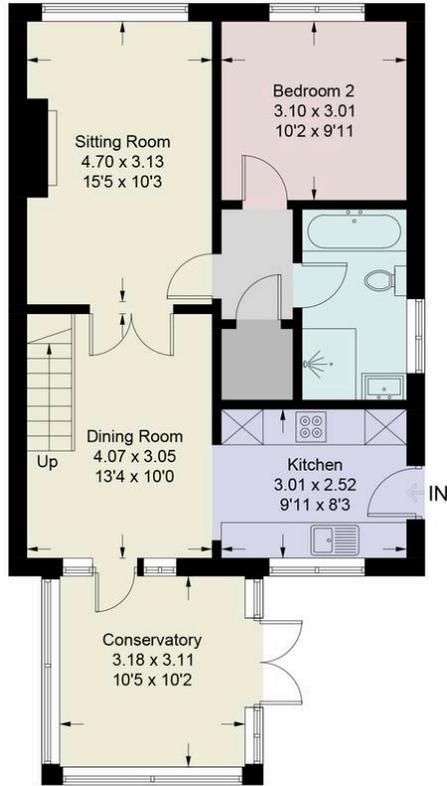
Approximate Gross Internal Area = 82.4 sq m / 887 sq ft

(Excluding Restricted Use Area(s))

Restricted Use Area(s) = 14.2 sq m / 153 sq ft

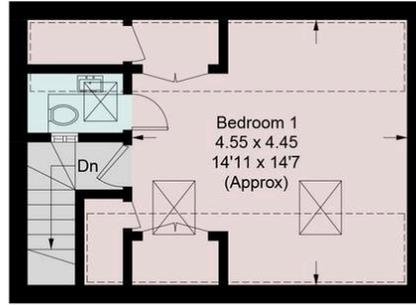
Garage = 20.1 sq m / 216 sq ft

Total = 116.7 sq m / 1256 sq ft

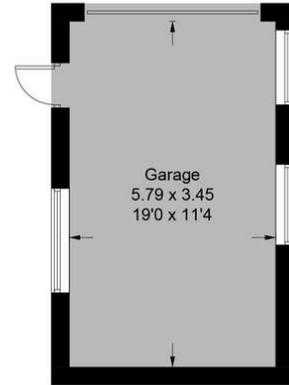


Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

