



VERITY
FREARSON

2 BEECH CLOSE, HARROGATE, HG2 0FE

£830,000

2 BEECH CLOSE,

Harrogate, HG2 0FE

An impressive five/six-bedroomed detached family home providing particularly spacious and very well-presented accommodation over three levels, within this sought-after and convenient location with open aspect to the front, close to the Pinewoods and the Valley Gardens.

The attractive stone-built modern property has the advantage of double glazing and gas-fired heating. The generous and flexible accommodation comprises a stunning open-plan living kitchen with doors leading to the attractive garden, together with a separate reception room, a separate utility room and six bedrooms, three of which have en-suite facilities, and a house bathroom and shower room. There is an attractive rear garden as well as large tandem double garage and outside storerooms.

The property is situated in this sought-after location close to the Valley Gardens and local amenities, which include the town's most sought-after primary and secondary schools.



Sitting Room · Living Kitchen · Utility Room

6 Bedrooms · 3 En-Suite Shower Rooms · House Bathroom · Shower Room

Off-Road Parking · Large Tandem Double Garage · Lawned Garden To Rear







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A spacious hallway with contemporary staircase leading to the upper and lower floors.

SITTING ROOM

A spacious reception room with windows to rear overlooking the garden.

BEDROOM 5

A double bedroom.

EN-SUITE SHOWER ROOM

With low-level WC, washbasin and shower.

LOWER GROUND FLOOR

LIVING KITCHEN

A stunning open-plan living space with large sitting and dining areas, windows and glazed doors leading to the garden. The kitchen comprises a range of modern wall and base units with quartz work surfaces and range-style oven with extractor hood above. Integrated dishwasher, microwave oven and large American-style fridge / freezer.

UTILITY ROOM

Having a further range of units and work surface with inset sink. Plumbing for washing machine, window to side.

BEDROOM 6 / STUDY

A further potential bedroom or study with windows to front.

SHOWER ROOM

With shower, washbasin and low-level WC.

FIRST FLOOR

BEDROOM 1

A large double bedroom with window to rear and fitted wardrobes.

EN-SUITE SHOWER ROOM

With low-level WC, washbasin and shower.

BEDROOM 2

A double bedroom with windows to rear and fitted wardrobes.

EN-SUITE SHOWER ROOM

With low-level WC, washbasin and shower.

BEDROOM 3

A double bedroom with windows to front

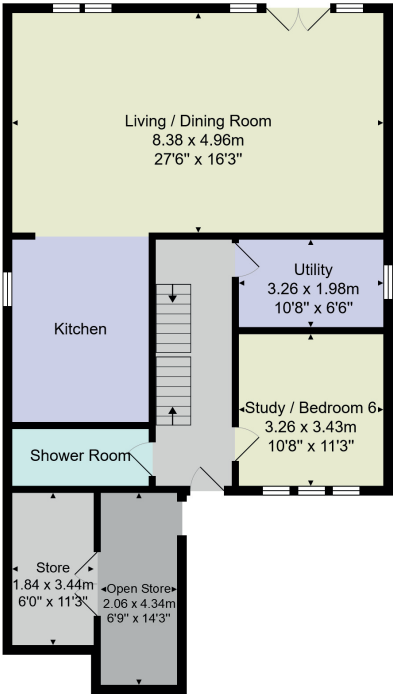
BEDROOM 4

A further double bedroom with window to front.

BATHROOM

With low-level WC, washbasin, bath and shower. Window to side.

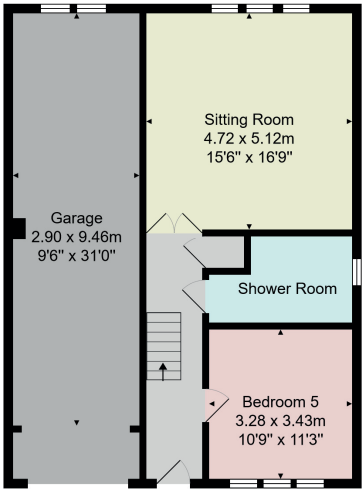
FLOOR PLAN



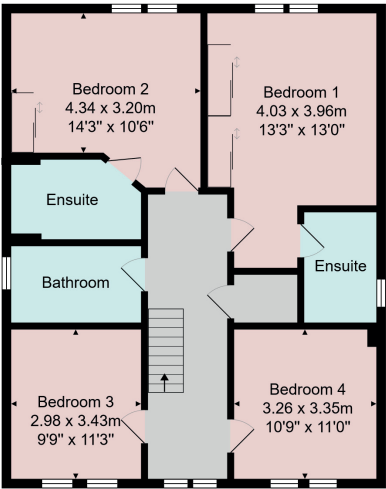
Lower Ground Floor

Total Area: 232.8 m² ... 2505 ft² (excluding store, open store, garage)

All measurements are approximate and for display purposes only.
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Ground Floor



First Floor

Outside

The property occupies a good-sized plot. Attractive lawned garden to the rear with well-stocked borders and extensive paved entertaining area. A driveway to the front of the property provides off-road parking and leads to the large tandem double garage.

Council Tax Band - G

Services

All mains services are connected.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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