



92 Beckwith Road, Harrogate, North Yorkshire, HG2 0BS

**£275,000**

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A spacious two-bedroomed semi-detached bungalow providing well-appointed and spacious accommodation, having been extended to provide a larger sitting room and dining kitchen, with en-suite facilities, garage and attractive gardens.

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This super bungalow has two double bedrooms, a shower room and en-suite bathroom, plus a large reception room and a well-equipped extended dining kitchen and is appointed to a good standard with uPVC double glazing and gas central heating.

The property is situated in this quiet residential area and is very popular due to its close proximity to local amenities including shops, schools, Harrogate town centre and open countryside. Offered for sale with no onward chain.





## ENTRANCE HALL

With access to loft

## SITTING ROOM

A spacious, extended reception room with windows to rear, skylight windows and glazed doors leading to the garden.

## DINING KITCHEN

An extended kitchen with dining area, having a range of quality wall and base units, gas hob with extractor hood above and integrated double oven below. Space and plumbing for washing machine and dishwasher, fridge and freezer.

## BEDROOM 1

A double bedroom with window to front.

## EN-SUITE BATHROOM

Modern white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

## BEDROOM 2

A further double bedroom with window to front and fitted wardrobes.

## SHOWER ROOM

Modern white suite with WC, washbasin and shower. Heated towel rail, fitted cupboards and window to side.

## OUTSIDE

A driveway provides off-road parking and leads to a **SINGLE GARAGE**. To the rear of the property there is a paved garden with planted borders and timber potting shed.

## Council Tax Band - C





Total Area: 65.8 m<sup>2</sup> ... 708 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		Environmental (CO <sub>2</sub> ) Impact Rating	
		Current	Potential
Very energy efficient - lower running costs			
(81-100)	A	85	66
(61-80)	B	85	66
(55-60)	C	85	66
(39-54)	D	85	66
(21-38)	E	85	66
(1-20)	F	85	66
(1-1)	G	85	66
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-100)	A	85	66
(61-80)	B	85	66
(55-60)	C	85	66
(39-54)	D	85	66
(21-38)	E	85	66
(1-20)	F	85	66
(1-1)	G	85	66
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC