



**6 South Beech Avenue
Harrogate, HG2 7PE**

Guide price £165,000

CHARACTER TERRACE HOUSE POPULAR RESIDENTIAL LOCATION
GAS CENTRAL HEATING
CLOSE TO STARBECK TRAIN STATION
EXCELLENT COMMUTE TO HARROGATE TOWN CENTRE
KITCHEN, TWO DOUBLE BEDROOMS
ATTIC ROOM, BATHROOM REAR COURTYARD
NO ONWARD CHAIN EPC E

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Description

Ground Floor:

Lounge: The lounge on the ground floor measures 14'2"x12' (4.32mx3.66m) and has a double-glazed window and door to the front, allowing natural light to flow in. The lounge also features a television point, a feature fire, and a radiator.

Kitchen: The kitchen on the ground floor measures 12'x8'11" (3.66mx2.72m) and is fitted with a range of wall and base units, providing ample storage space. The kitchen also includes a built-in gas hob and electric oven. Additionally, the kitchen has part-tiled walls and a window to the rear, which provides natural light and ventilation. The staircase leading to the first floor is also located in the kitchen.

Inner Lobby: The inner lobby on the ground floor is a small area that houses a wall-mounted gas boiler, which provides central heating and hot water to the property. This area also has plumbing and space for a washing machine, making it convenient for laundry purposes.

Bathroom: The bathroom on the ground floor has a white suite comprising of a bath with an overhead shower, a low-level WC, a pedestal hand washbasin, a radiator, and an obscure glazed window to the side. The bathroom is well-lit and well-ventilated.

First Floor:

Master Bedroom: The master bedroom on the first floor measures 11'11"x11'4" (3.63mX3.45m) and has a double-glazed window to the front. The room also features a radiator, ensuring that the temperature remains comfortable throughout the year.

Bedroom Two: The second bedroom on the first floor measures 11'11"x11'7" (3.63mx3.53m) and includes a double-glazed window to the rear, which offers a view of the backyard. Additionally, the room has a staircase leading to the second floor.

Second Floor:

Loft Room: The loft room on the second floor measures 12'10"x11'11"(max) (3.91mx3.63m(max)) and is currently being used as a bedroom. The loft room has double-glazed Velux-style windows to the front and rear allowing natural light to flow in. The room also features a radiator, ensuring that the temperature remains comfortable throughout the year.

Outside:

Rear Yard: The shared paved rear yard has walled and fenced boundaries and rear gate access.

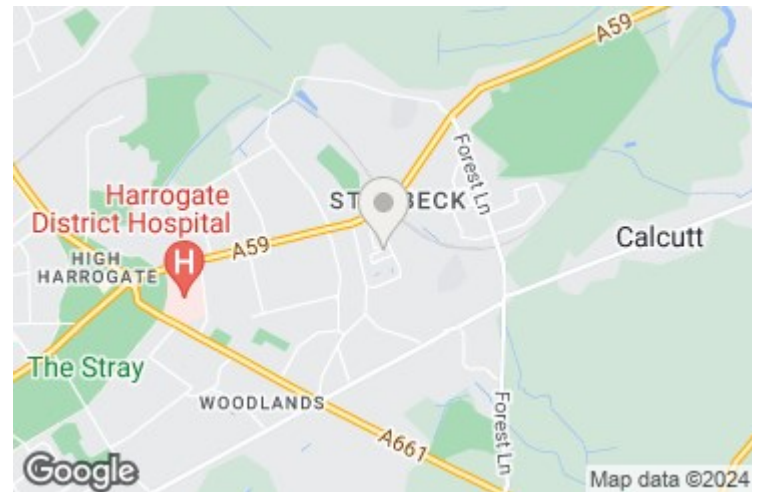
Location

The property is conveniently situated at a prime location, with easy access to public transportation. You'll find the train station and bus services connecting Harrogate town centre, Leeds (eastbound) and York (westbound) just a 5-minute walk away, making it extremely convenient for commuting.

If you're looking to indulge in some shopping or grab a quick bite to eat, local shops, takeaways and parks are all within a distance of 5 to 8 minutes.

Furthermore, the property is in close proximity to petrol stations, GPs, pharmacies, Harrogate District Hospital, primary

and secondary schools, making it an ideal location. Overall, this property offers a great balance of accessibility, convenience and comfort.





Total Area: 74.0 m² ... 797 ft²

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	