



DUNCOMBE GROVE, BECKWITHSHAW HG3

NORTH  
RESIDENTIAL

# A detached modern family home tucked away on a private road.

22 Duncombe Grove is an immaculate detached family home, occupying a fantastic position on an exclusive new development in the premium village of Beckwithshaw.

This beautiful home was newly constructed in 2022 to the highest standard throughout, as well as being further improved by the current owner.

Occupying a quiet position to the south side of town, between Harrogate and Beckwithshaw on the edge of open countryside with renowned primary school, excellent public house and local church, as well as being perfectly placed for daily commuting to Yorkshire's principal district.

This fantastic and versatile accommodation is arranged over three levels and in brief comprises; a warm and welcome entrance hall with w/c.



**Tenure**  
Freehold

**Local Authority**  
Harrogate Council

**Council Tax Band**  
G

**EPC Rating**  
B





A generous sitting room with bay window overlooking the front garden and to the rear of the property and spanning the full width is a large open plan living/ dining kitchen with a range of fitted cabinetry and integrated appliances, breakfast bar and ample space for a large dining table – french doors lead out to the rear private garden.

Adjacent to the kitchen is a useful utility room with the same cabinetry and work tops as used in the kitchen and door to the rear.

To the first floor is a superb landing area, which doubles up as a further reception room within itself.

This floor offers fantastic principal bedroom with modern en suite shower room. In addition are four further double bedrooms, two benefiting from built in wardrobes and a luxurious house bathroom with separate shower and bath.

To the second floor are two further double bedrooms (one is now a fully fitted walk in wardrobe) creating a superb master suite with eaves storage and modern en suite shower room.

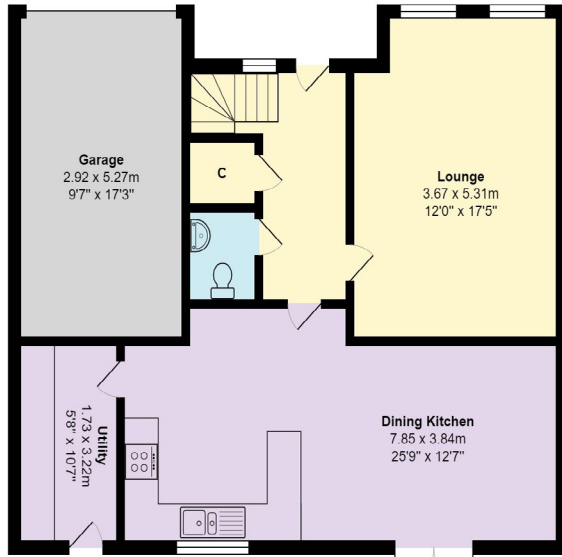
Outside, the property offers driveway parking for several vehicles in front of the integral double garage, with electrically operated door.

To the rear of the property and mainly laid to lawn, the generous garden is fully enclosed and spans the full width of the property with a paved terrace area in front of the french doors to the dining kitchen.

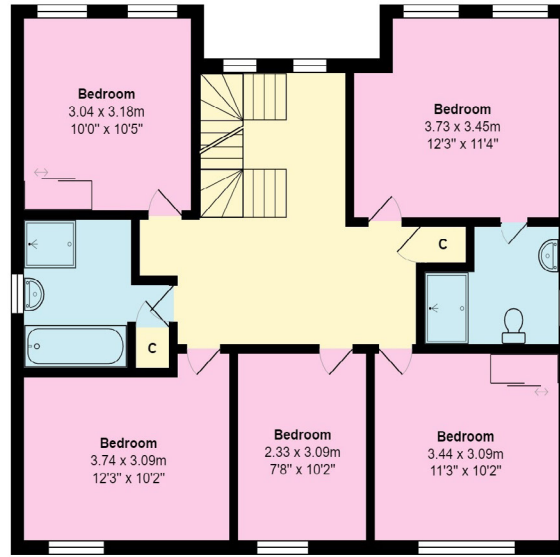
## Services

We are advised the property has all mains services.

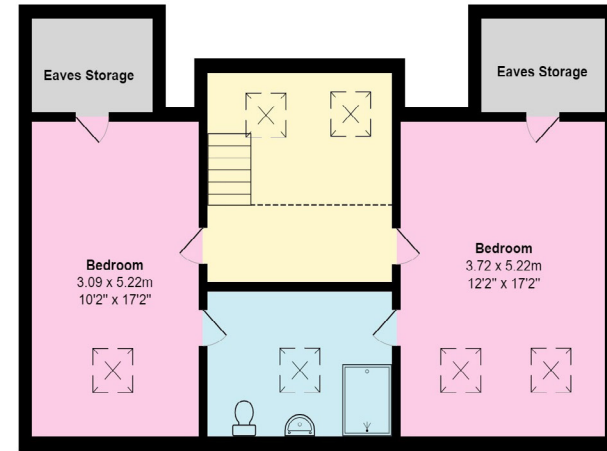




Ground Floor



First Floor



Second Floor

Total Area: 2345 sqft (including garage)

All measurements are approximate and for display purposes only

## HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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