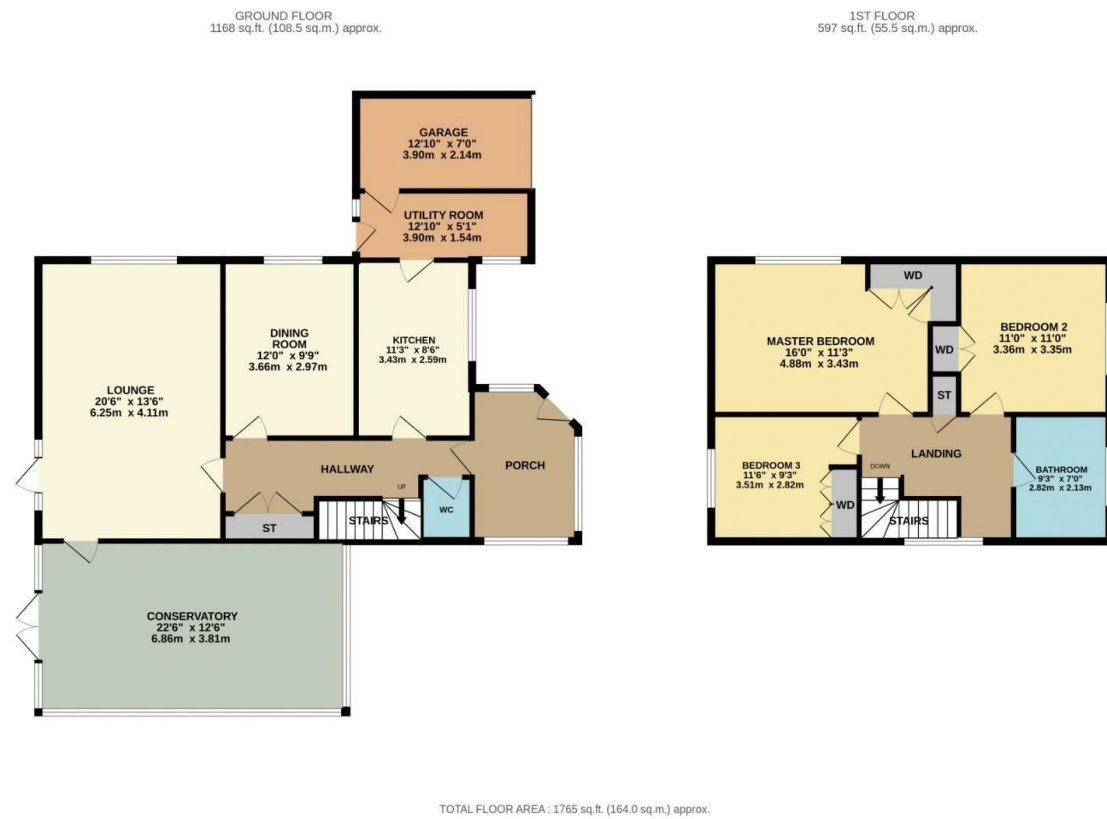
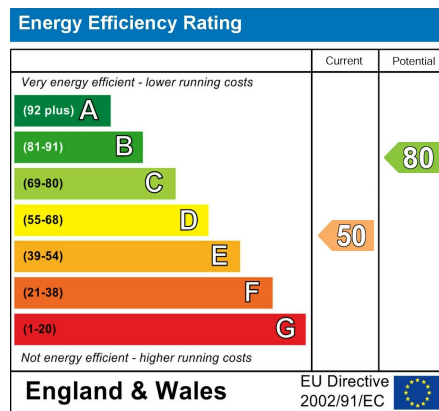


Floor Plan



Energy Performance Certificate



Directions

From the Prince of Wales roundabout proceed out of Harrogate on Otley Road. Continue all the way up to Harlow Hill and passed the Shepherds Dog pub on your left hand side and the park on your right hand side. Turn left into Beckwith Road and continue passed the first turning for Beckwith Crescent and take the second on the left and the property is on your right hand side, clearly marked by a Hopkisons For Council Tax Band Tenure Freehold

**Agents Notes**  
 We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£575,000

2 Beckwith Crescent, Harrogate, HG2 0BQ

3 Bedroom House - Detached

**A beautifully presented three bedroomed detached house offering spacious living accommodation throughout and benefitting from a large plot and fantastic location with a variety of schooling options close by.**



**HOPKINSONS**  
 ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
 Telephone: 01423 501 201  
 info@hopkinsons.net



## Description

With an air source heat pump providing the heating and double glazing the living accommodation comprises, entrance porch, entrance hallway with useful understairs storage, spacious lounge with gas fireplace and a door leading into the large conservatory which over looks the well maintained gardens. There is a separate dining room and kitchen with integrated appliances, utility room leading into the integral garage.

On the first floor the landing leads to the master bedroom with fitted wardrobes, second double bedroom with fitted wardrobes and a third double bedroom again with fitted wardrobes and house bathroom with bath, shower, w/c and hand basin.

Outside to the front of the property is a block paved driveway which provides off street parking for multiple vehicles leading to a car port and single garage. To the rear is a large lawn, well stocked flower beds, summerhouse and patio at the bottom of the garden offering a pleasant seating area, more seating areas around the garden and an enclosed patio area.

Benefitting from a superb location within easy reach of Harrogate's town centre and it's wide range of amenities and transport links, stunning countryside walks close by and fantastic schooling options for both Primary and Secondary schools.

