

Floor Plan



Energy Performance Certificate

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

Directions

Proceed out of Harrogate on the Ripon Road. Turn left at the roundabout onto the A59 Skipton Road. Continue along the A59, then turn right into White Wall Lane (just before the wind turbines) where the timber gated entrance to the property can be found on the right hand side before the bridge. Beck House will be clearly marked by a Hopkinsons For Sale board.

Council Tax Band G 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.



£1,350,000

Beck House White Wall Lane, Felliscliffe, Harrogate, HG3 2JZ

5 Bedroom House - Detached

**A stunning five bedroomed detached family home offering spacious and flexible living accommodation, situated in a large plot with feature gardens plus a paddock located in this ever popular Nidderdale location with easy access of Harrogate. Internal inspection strongly recommended.**



**HOPKINSONS**  
ESTATE AGENTS

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## Description

Beck House's living accommodation comprises; A spacious dining room with a roof lantern and bi-folding doors leading out into the patio overlooking the well maintained gardens perfect for entertaining, spacious lounge with a feature wood burning stove and double doors leading out to the garden, an inner hall then leads to the stunning breakfast kitchen with modern fitted units, quartz worktops, central island with breakfast bar, Range cooker and space for an American fridge/freezer and there is a feature window seat which offers another dining area, separate utility/boot room. From the dining hall a doorway leads to the large playroom, study/home office and a downstairs w/c.

On the first floor the landing leads to the amazing Master bedroom suite with walk in dressing room and en suite luxury bathroom with separate bath, walk in shower, w/c and hand basin.

There are a further four double bedrooms plus a modern house bathroom and a useful house shower room with walk in shower.

Outside the electric gate opens onto the sweeping graveled driveway that leads round the property to the parking area for multiple vehicles and to the garage. The gardens include a large lawn, multiple seating areas perfect for entertaining. There are, well stocked flower beds and vegetable gardens. There is also a two acre paddock directly over the road ideal for those with ponies or as a great exercise area for a dog.

