



**South Beech Avenue, HARROGATE HG2 7PE**

**welcome to**

## **South Beech Avenue, HARROGATE**

IDEAL FOR FIRST TIME BUYERS! Offered to the market on a shared ownership basis with Harrogate Council is this two bedroom modern mid-terraced home located just off Knaresborough Road, close to the train station and other amenities.

### **Main Description**

This spacious through mid-terraced property would be ideal for a first time buyer or family, being very conveniently located only a stone throw from Starbeck Train Station and a short walk from a wide range of amenities. The accommodation on offer includes; spacious living room, well-equipped kitchen, utility cupboard, ground floor modern bathroom, two exceptionally generous bedrooms and an additional study room to the first floor. Externally this home has a fully enclosed courtyard with gate out to the rear. Please note - this property is offered on a shared ownership basis with Harrogate Council with a minimum share of 50% and a maximum of 75%. Contact the office for more information and to book a viewing!

### **Rear Entrance Hall**

A UPVC door from the rear courtyard opens into a hallway with doors leading to the kitchen, bathroom and utility cupboard, having white tiled flooring underfoot.

### **Utility Cupboard**

Plumbing for washing machine and pantry cupboard storage.

### **Kitchen**

12' x 8' 9" ( 3.66m x 2.67m )  
A fitted Kitchen with a range of wall and base units topped with granite effect work surfaces, having a sink drainer inset below the window to the rear, built in oven and grill, four ring hob, space for fridge/freezer, finished with grey splash back tiling with white tiled flooring. Having spotlights to ceiling, with a door leading to the rear hall and staircase to one side rising to the first floor.

### **Living Room**

14' 2" x 12' 7" ( 4.32m x 3.84m )  
Accessed from the front UPVC door and with large window to the front elevation allowing in a good degree of natural light. Presented with neutral decor and with laminated floor, with an alcove to the chimney breast and with a glazed door to the kitchen. The living room also offers space to accommodate a dining table if desired.

### **Bedroom 1**

12' 3" x 11' 4" ( 3.73m x 3.45m )  
A very generous double bedroom, well presented with neutral decor and benefiting from white gloss fitted wardrobes, with a large window looking out onto the front.

### **Bedroom 2**

12' 8" x 11' 9" ( 3.86m x 3.58m )  
Located on the second floor is another very spacious double bedroom with two roof light windows, laminate flooring, useful built in eaves storage and suspended spotlights for lighting.

### **Study/ Reception Room**

11' 6" x 9' 4" ( 3.51m x 2.84m )  
This room would be ideal as a study or occasional room, with the staircase to the loft room to one side, large window looking out to the rear, laminate flooring and a cupboard housing the boiler.

### **Bathroom**

8' 8" narrowing to x 7' 3" ( 2.64m narrowing to x 2.21m )  
A very well-presented, spacious bathroom fitted with a modern white suite comprising; pedestal hand wash basin, bath with mixer taps with shower over, YWCA and an extractor fan. Finished with cream tiling to the floor and to the bath/shower area.





### **Outside**

The property has the benefit of an enclosed courtyard area to the rear, providing a space to sit out and enjoy.

### **Agent Notes**

This property is offered to the market on a shared ownership basis (advertised at a 100% listing figure) with Harrogate Borough Council. Therefore a buyer would have the option to purchase a minimum of 50% and a maximum of 75% on the first sale. A buyer could then staircase up in time to purchase 100% ownership of the home if desired.



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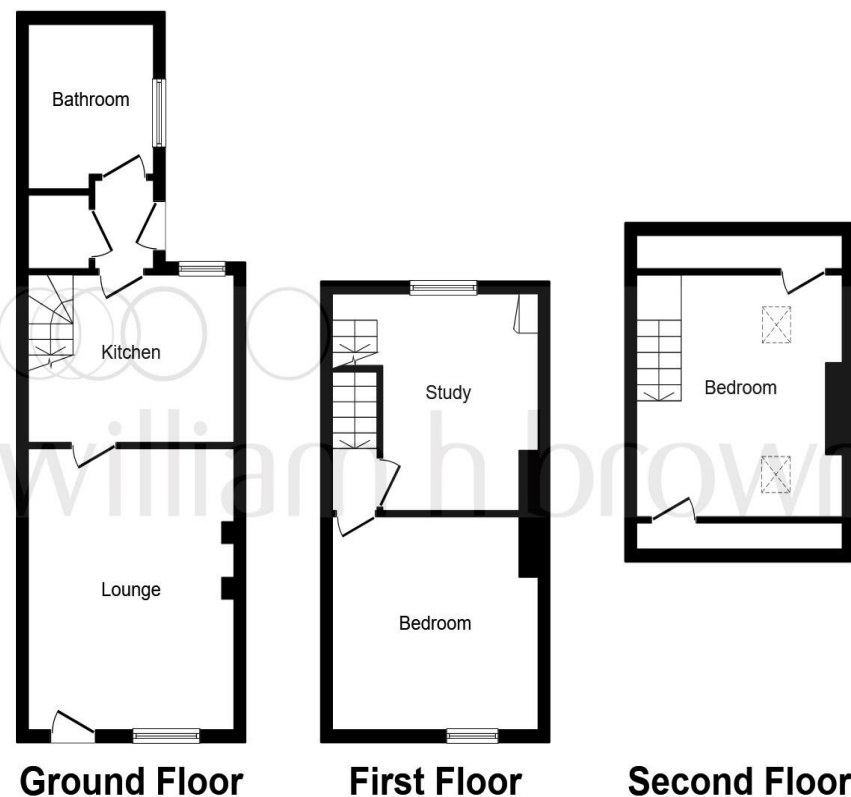
welcome to

## South Beech Avenue, HARROGATE

- SHARED OWNERSHIP!
- TWO BEDROOMS
- MODERN KITCHEN AND BATHROOM
- COURTYARD TO REAR
- ADDITIONAL RECEPTION ROOM/STUDY

Tenure: Leasehold EPC Rating: D

**£160,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
HRG105373 - 0018

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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