



2 Harlow Cottages, Harlow Grange Park, Beckwithshaw, Harrogate, HG3 1GW

£469,950

Guide Price

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A superb four-bedroom link-detached house located in an exclusive development of homes looking towards Harlow Carr Gardens ideally located to the south side of Harrogate. An internal inspection is strongly recommended to appreciate the generous accommodation arranged over three levels.

This individual and superb house is fronted by an attractively planted garden with block-set parking spaces in front of the garage which has an electrically-operated door.

The property is well placed close to excellent schools, open countryside and is ideal for daily commuting to Yorkshire's principal business districts.





The accommodation, with double glazing and gas-fired central heating, comprises in brief - reception hall with guest WC. To the front elevation there is a spacious bay-fronted sitting room with wall-mounted feature fireplace. This leads through to the dining kitchen at the rear which is fitted with modern units, integrated appliances and granite work surfaces. French doors open out to the fully enclosed, south-facing patio garden.



There is a separate utility room which provides internal access to the garage. To the first floor the landing branches to a stylish house bathroom with bathtub and separate shower enclosure, and three bedrooms. The principal bedroom has an adjoining dressing room and en-suite shower room with twin basins. The second floor reveals a large fourth bedroom which would be ideal for a teenager and has a large amount of eaves storage.

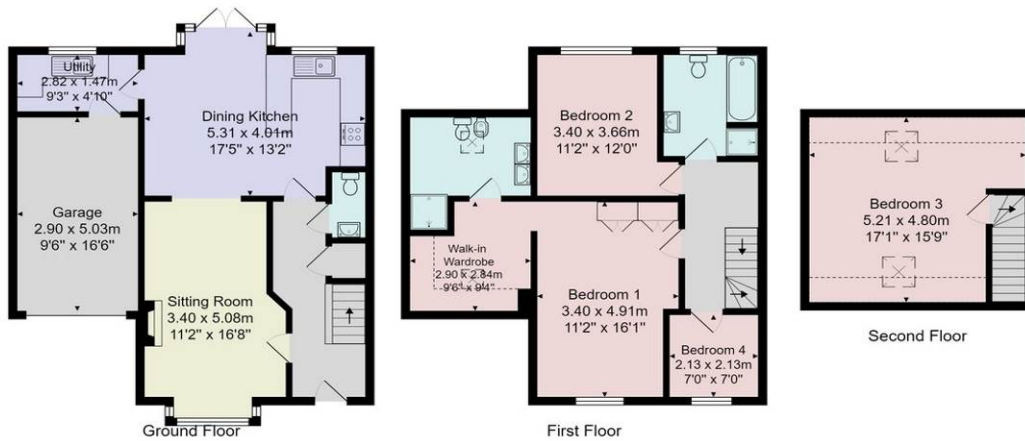
OUTSIDE

Front forecourt. Private rear courtyard garden with substantial shed. Driveway and single garage.

Tenure - Freehold

Council Tax Band - E





Total Area: 157.6 m² ... 1697 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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