



VERITY  
FREARSON

6 MOOR PARK CLOSE, BECKWITHSHAW, HG3 1TR

OFFERS OVER £650,000

# 6 MOOR PARK CLOSE,

*Beckwithshaw, Harrogate, HG3 1TR*

**A rare opportunity to purchase a particularly well-presented detached property extending to almost 2,000 square feet of well-proportioned internal space, including an attached one-bedroom annexe which offers a variety of options, located in the ever-popular village of Beckwithshaw, to the southwest of Harrogate.**



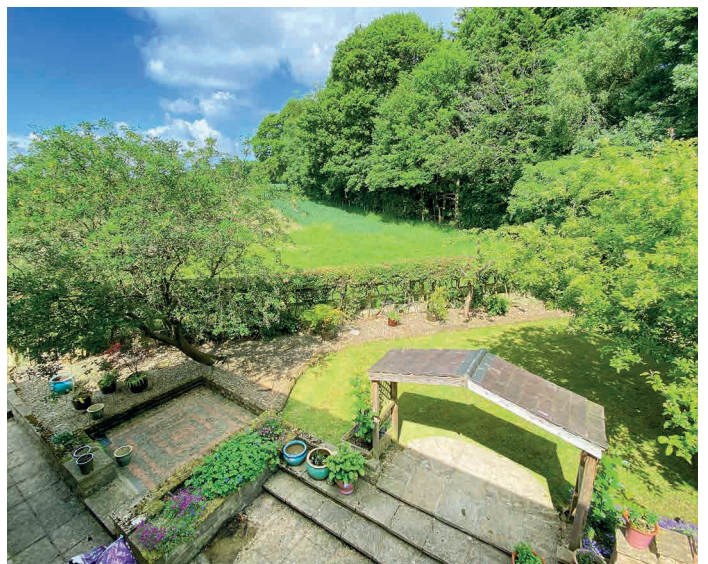
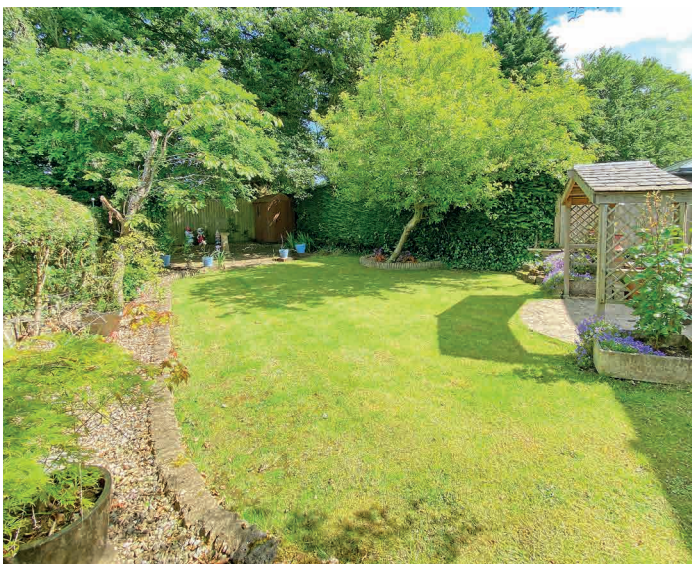
2 Reception Rooms · Modern Dining Kitchen · Cloakroom

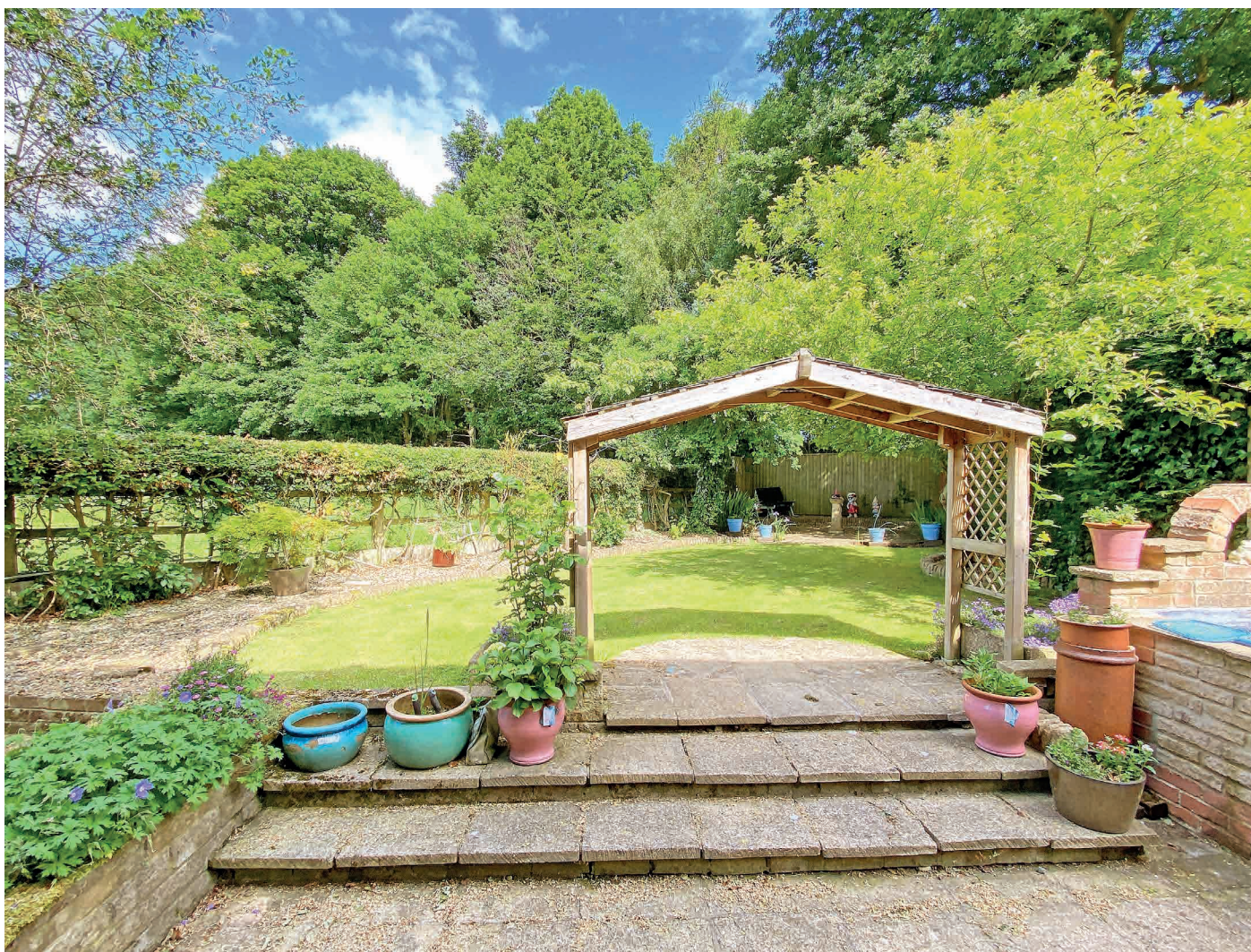
4 Bedrooms · En-Suite Shower Room · Bathroom

One-Bedroom Annexe

Off-Road Parking · Garage · Attractive Gardens







## ACCOMMODATION

The property, which has been substantially extended to the ground floor briefly comprises an entrance hall, sitting room with bay window, snug / lounge with sliding doors to the garden, extended modern dining kitchen with doors leading out to the side terrace and a cloakroom completes the ground floor accommodation. At first-floor level is a principal bedroom with fitted wardrobes and an en-suite shower room, three further bedrooms and a house bathroom.

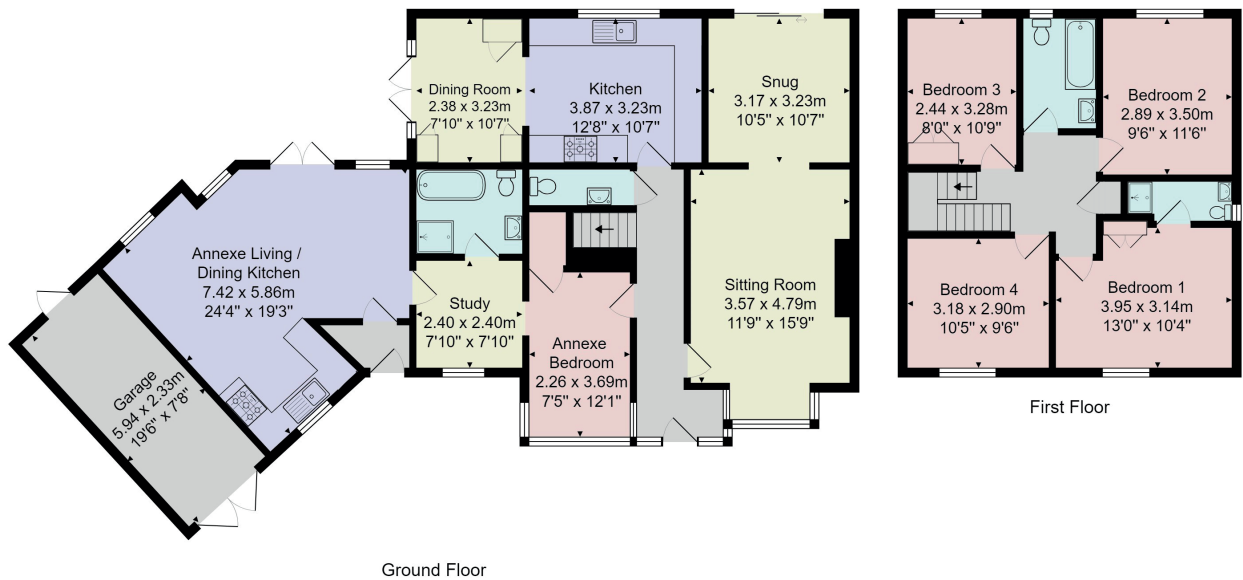
### **ANNEXE**

In addition to the main house, the annexe comprises a private entrance porch, bedroom, study / dressing room, contemporary bathroom and a modern open-plan kitchen / dining / sitting room with French doors to the rear patio which currently links to the main garden.

### **OUTSIDE**

The gardens and bedrooms at the rear of the property enjoy fantastic views over surrounding countryside towards the Moor Park Estate and woodland. Off-road parking is provided by an extensive driveway and a spacious garage.

# FLOOR PLAN



Total Area: 186.2 m<sup>2</sup> ... 2004 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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**Position**

The property occupies a particularly quiet plot in the corner of this small residential cul-de-sac at the heart of the popular and highly convenient village of Beckwithshaw, which is located just two miles southwest of Harrogate. The village, with its thriving community, has the benefit of a primary school and popular public house and is surrounded by beautiful open countryside.

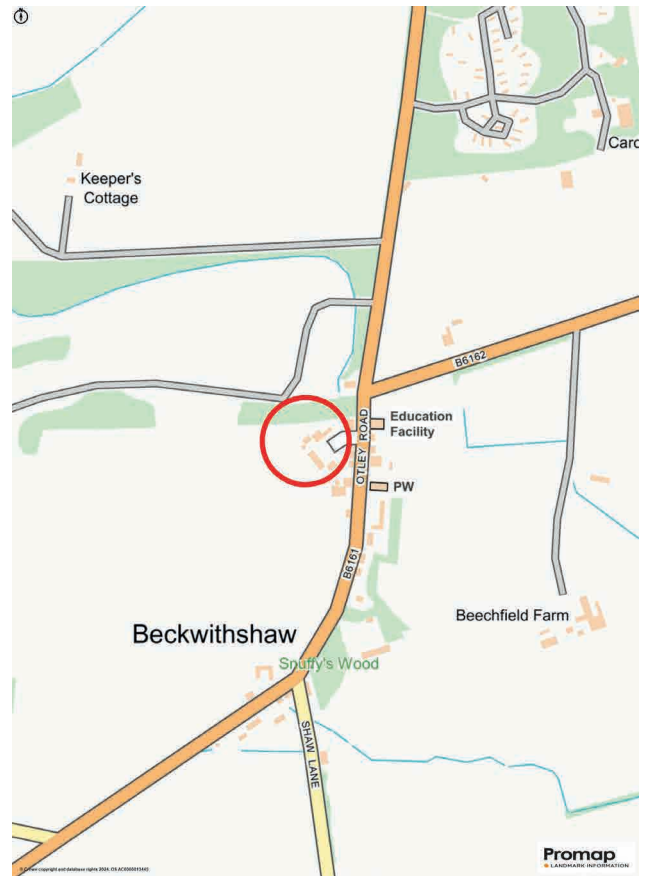
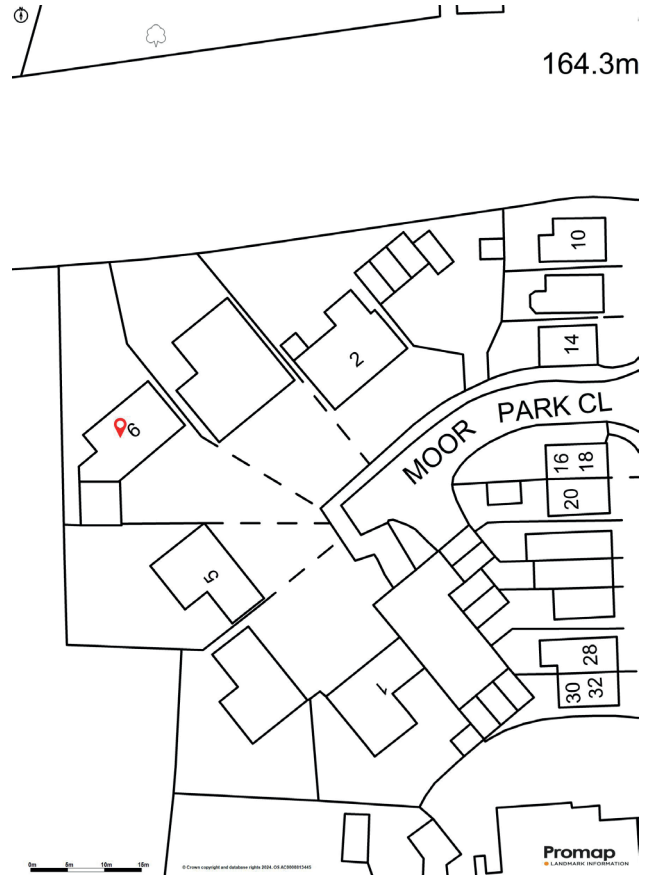
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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