



31 Beechwood Court, Queen's Road, Harrogate, HG2 0HD

**£225,000**

Guide Price

## 31 Beechwood Court, Queen's Road, Harrogate, HG2 0HD

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A superb two-bedroom first-floor apartment, forming part of this popular purpose-built development.

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The property offers spacious and well-appointed accommodation with modern kitchen, bathroom, gas central heating, uPVC double glazing and single garage.

Beechwood Court is well located on Cold Bath Road, close to an excellent range of amenities and within walking distance of Harrogate town centre.





## **COMMUNAL ENTRANCE**

With security and entry-phone system.

## **FIRST FLOOR ENTRANCE HALL**

Cloak cupboard.

## **UTILITY ROOM**

Providing good storage facility and plumbing for washing machine.

## **LIVING/DINING ROOM**

A particular light, airy room with window to rear, gas central heating radiators.

## **BREAKFAST KITCHEN**

A range of matching white wall and base units with fitted appliances. Tiled floor and window to front.

## **BEDROOM 1**

Window to rear, gas central heating radiator. Built in wardrobes.

## **BEDROOM 2**

Window to rear, gas central heating radiator.

## **BATHROOM**

Three-piece white suite incorporating bath, low-flush WC, pedestal washbasin and separate shower cubicle. Modern tiling, gas central heating radiator and window to front.

## **OUTSIDE**

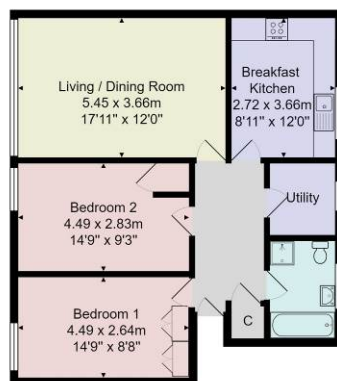
Attractive communal gardens and grounds. Single garage with up and over door.

**Tenure** - Leasehold

**Council Tax Band** - B

**EPC** - TBC





Total Area: 74.0 m<sup>2</sup> ... 796 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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