



VERITY
FREARSON

14 BEECH CLOSE, HARROGATE, HG2 0FE

£700,000

14 BEECH CLOSE,

Harrogate, HG2 0FE

An impressive four-bedroomed end-of-terrace modern property providing spacious and well-presented accommodation over three levels within this sought-after and convenient location, close to the Pinewoods and the Valley Gardens.

This attractive modern property has the advantage of double glazing, modern central heating system and solar panels. The generous and flexible accommodation comprises a stunning open-plan living kitchen with doors leading to the attractive garden, together with a separate utility room. There is also a large sitting room, cloakroom, four bedrooms, two of which have en-suite bathrooms, plus a modern house bathroom. A resin drive provides off-road parking at the front of the property and leads to an integral garage. To the rear of the property there is an attractive landscaped garden with various paved sitting areas and well-stocked borders.

The property forms part of this popular new development and is located adjoining the Pinewoods and close to the Valley Gardens and excellent local amenities including popular local schooling, shops and is within walking distance of Harrogate to town centre.



Living Kitchen · Utility Room · Sitting Room · Cloakroom

4 Bedrooms · 2 Ensuites · Bathroom

Off-Road Parking · Garage · Garden · Cycle Shed/Store







ACCOMMODATION

LOWER GROUND FLOOR

LIVING KITCHEN

A stunning open-plan modern kitchen and living/dining area with window and bay to rear with glazed doors leading to the garden. The kitchen comprises a range of stylish wall and base units with quartz worktop and island with breakfast bar. Range cooker, space for fridge freezer and oven combined with microwave and dishwasher. Tiled flooring.

UTILITY ROOM

With fitted units and worktop and with sink. Integrated washing machine and point for a tumble dryer.

BEDROOM 4

A double bedroom with window and glazed doors to front. Fitted wardrobes. Views onto courtyard.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin set within a vanity unit and walk-in shower. Tiled floor.

GROUND FLOOR

SITTING ROOM

A spacious reception room with window and bay window to rear. Fitted cupboard.

CLOAKROOM

With WC and washbasin set within a vanity unit.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to rear and glazed doors leading to a Juliet balcony. Fitted wardrobes.

EN-SUITE BATHROOM

A modern white suite with WC, washbasin set within a vanity unit, bath and shower. Heated towel rail and tiled walls and floor.

BEDROOM 2

A double bedroom with window to front.

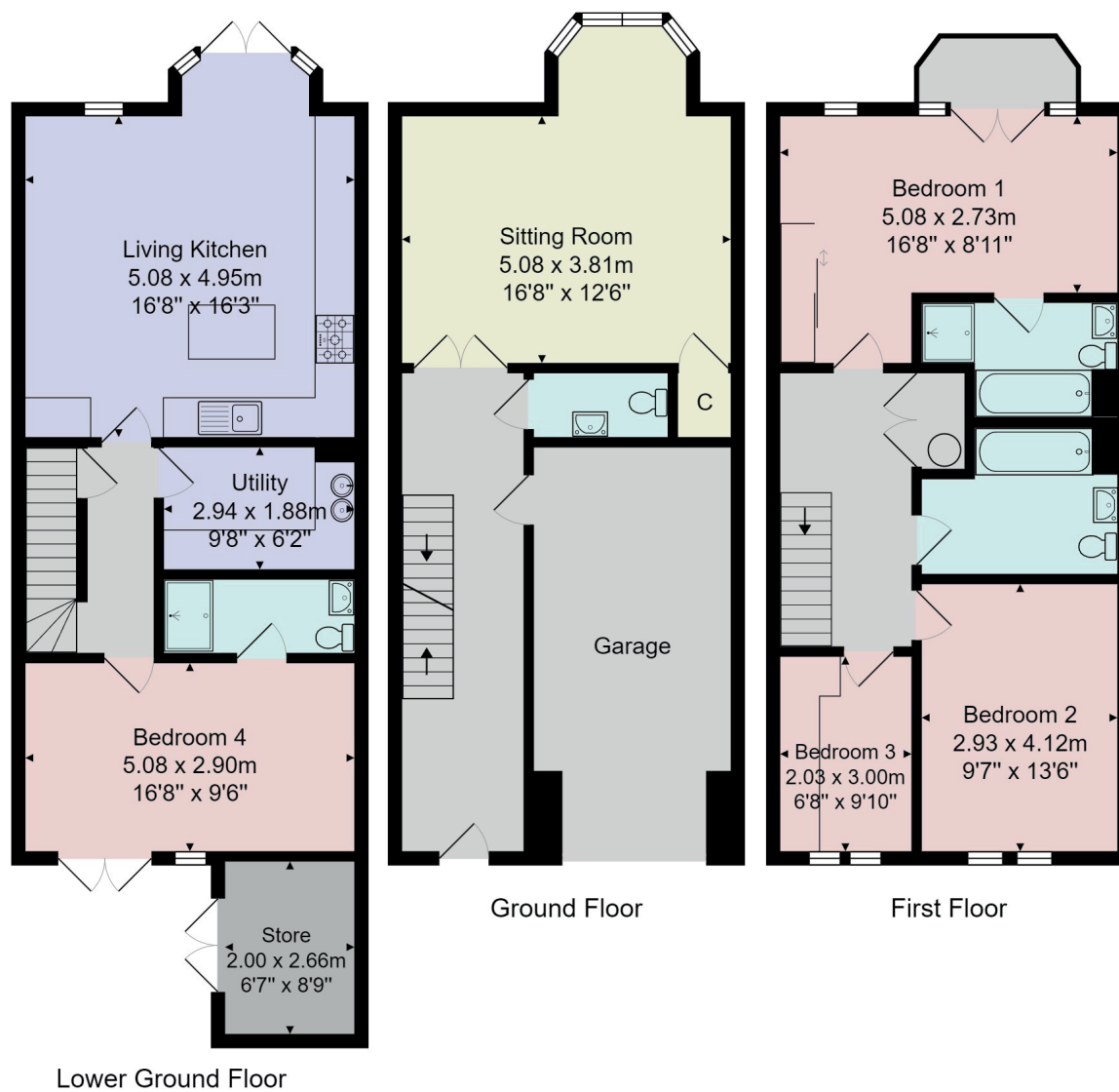
BEDROOM 3

A further bedroom with windows to front. Fitted desk and shelving handcrafted by Neville Johnson Ltd.

BATHROOM

A modern white suite with WC, washbasin set within a vanity unit and bath. Heated towel rail and tiled walls and floor.

FLOOR PLAN



Total Area: 183.7 m² ... 1978 ft²

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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Outside

A resin drive provides off-road parking and leads to a large integral garage which has an electrically-operated door, light and power. To the rear of the property there is an attractive landscaped, cottage-style tiered garden with planted borders and paved sitting areas. To the front of the property there is a further enclosed outdoor sitting area with outdoor heater and cycle shed / store.

Agents Note

The property is freehold and has the advantage of solar panels.

The property was built by Miller homes in 2016 and is sold with the remainder of a 10-year NHBC guarantee.

An estate charge of £326.58 per annum is payable. This covers the cost of maintaining the communal green areas.

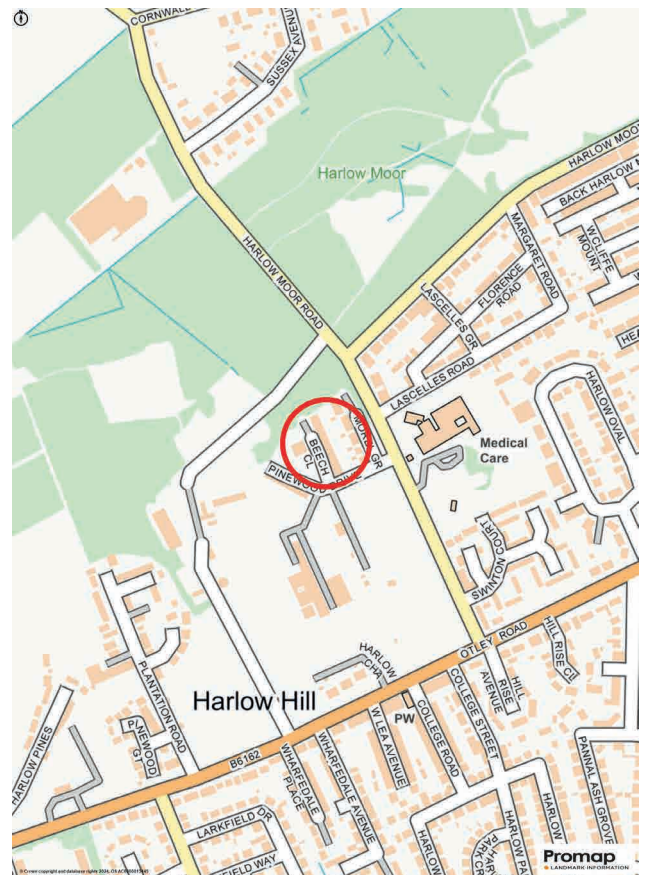
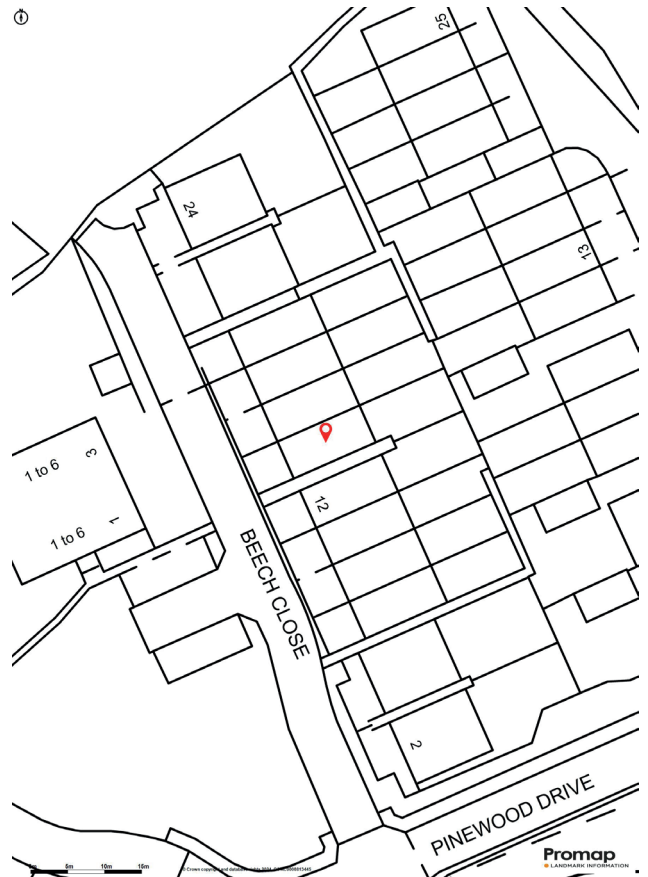
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(92-100)	A		
(81-91)	B	89	90
(69-80)	C		
(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	
WWW.EPC4U.COM			

Harrogate

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