



VERITY
FREARSON

14 BEECHWOOD GROVE, HARROGATE, HG2 8QP

OFFERS OVER £950,000

14 BEECHWOOD GROVE,

Harrogate, HG2 8QP

A most impressive four bedroomed detached property, which has been updated to a very high standard by the current owners to reveal high quality and modern accommodation, with the benefit of a large and private garden and is situated in this desirable South Harrogate position.

This immaculately presented property has been refurbished and now provides generous and flexible accommodation including a stunning open plan living kitchen with under floor heating and full height glazed sliding doors overlooking the garden. There is also a large sitting room, separate family room, as well as downstairs, utility, and WC. On the first floor there is a master bedroom with ensuite and dressing room together with three additional double bedrooms. The property has the benefit of a driveway with off-road parking and a large and very attractive rear garden with lawn and well-stocked planted borders.

The property is situated in this desirable South Harrogate location, will served by excellent local amenities, popular schools and is just a couple of minutes walk from Hornbeam Park railway station.



Reception Hall · Sitting Room · Living Kitchen · Family Room · Utility/Boot Room · Cloakroom

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Large and Attractive Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With tiled flooring that continues through to the kitchen and family room.

SITTING ROOM

A large reception room with bay window to front and fireplace with living flame gas stove.

LIVING KITCHEN

A stunning open plan living space with sitting and dining areas and full height glazed sliding doors with a delightful outlook over the garden. Under floor heating. The kitchen comprises a range of high-quality and stylish units with quartz worktop, island and breakfast bar. Quooker hot water tap. Induction hob, integrated double oven and integrated dishwasher.

FAMILY ROOM

A further reception room providing an additional sitting area.

UTILITY/BOOT ROOM

With fitted worktops, sink and space and plumbing for washing machine and tumble dryer. Extensive range of fitted cupboards.

CLOAKROOM

With WC and basin.

FIRST FLOOR

BEDROOM 1

A large double bedroom with ensuite and dressing room.

ENSUITE

A white modern suite comprising WC, basin and shower.

BATHROOM

A stunning large bathroom with WC, basin set within a vanity unit, freestanding bath and large walk-in shower. Tiled walls and floor with underfloor heating. Heated towel rail.

BEDROOM 2

A double bedroom with bay window. Large walk-in wardrobe.

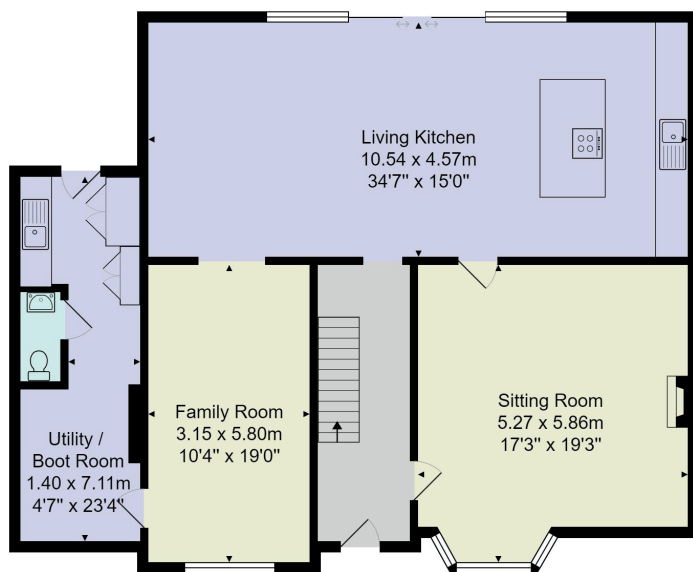
BEDROOM 3

A double bedroom with window overlooking the garden.

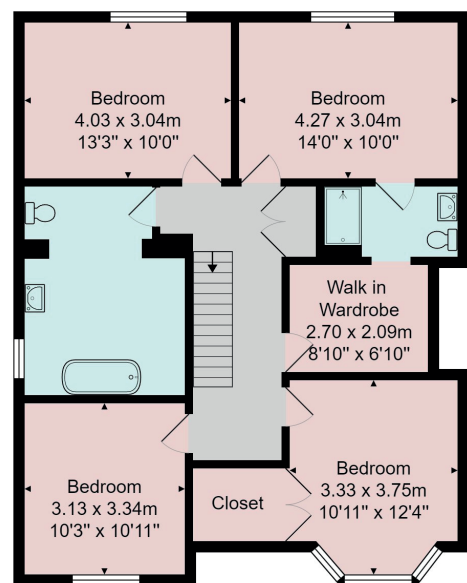
BEDROOM 4

A further good sized bedroom.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 212.9 m² ... 2292 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

To the rear of the property there is a very large and attractive garden with extensive lawn, very well stocked planted borders and superb paved sitting and entertaining area. A drive provides off road parking.

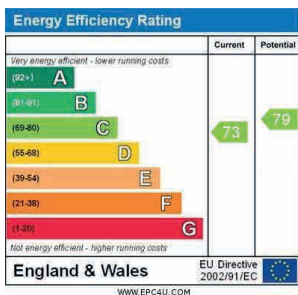
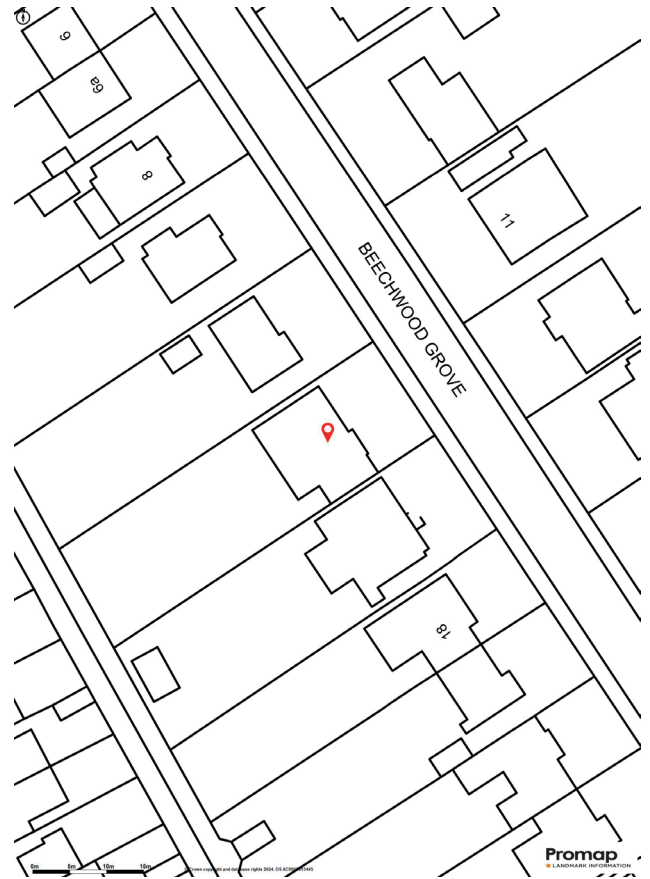
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk