



VERITY  
FREARSON

29 BECKWITH ROAD, HARROGATE, HG2 0BG

£650,000



## 29 BECKWITH ROAD,

*Harrogate, HG2 0BG*

**A beautifully presented and very spacious four-bedroom detached home situated in this desirable south Harrogate location, close to local schools and on the edge of beautiful open countryside.**

This stunning home has been modernised and extended by the current owners to now provide impressive accommodation. On the ground floor there is a superb open-plan kitchen and living space with glazed bi-folding doors leading to the garden and stylish fitted kitchen. There is also a separate sitting room, downstairs WC and utility room. Upstairs, there are four good-sized bedrooms and a modern bathroom. A driveway provides ample parking and leads to an integral garage / store with electrically operated door. To the rear of the property there is an attractive garden with artificial grass, paved sitting areas and pergola, providing a covered sitting area and outside kitchen.

The property is situated in this desirable south Harrogate position, well served by excellent local amenities and schools, just a short distance Harrogate town centre, on the edge of beautiful countryside and near to Harlow Carr Gardens and the Pinewoods.



Sitting Room · Living Kitchen · Utility Room · Cloakroom

4 Bedrooms · Bathroom

Off-Road Parking · Integral Garage / Store · Southwest-Facing Garden













## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

A spacious hallway with Crittall-style glazed doors leading to the living kitchen.

### SITTING ROOM

A spacious reception room with media wall and woodburning stove.

### CLOAKROOM

With WC and washbasin.

### LIVING KITCHEN

A stunning open-plan kitchen and living space with sitting and dining areas, fitted media wall, contemporary built-in gas fire and glazed bi-folding doors leading to the garden. The kitchen comprises a range of modern units with oak worktops and breakfast bar. Electric hob, integrated double oven, drinks fridge, and space for a free-standing fridge / freezer.

### UTILITY ROOM

With fitted units, worktop and sink. Integrated washing machine.

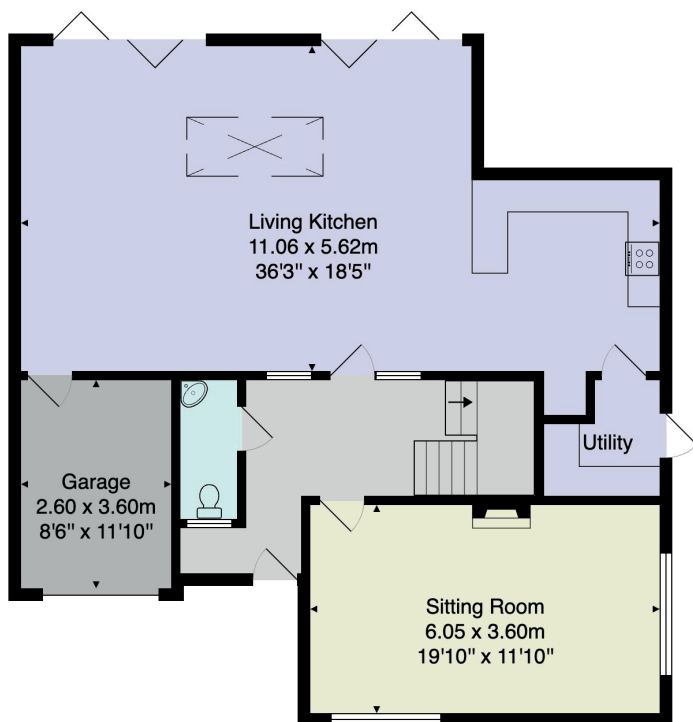
### FIRST FLOOR BEDROOMS

There are four good-sized bedrooms on the first floor, two of which have fitted wardrobes. One of the bedrooms is currently used as a TV room with fitted media wall and shelving.

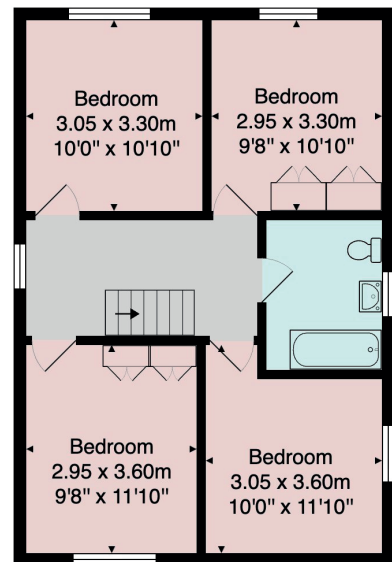
### BATHROOM

A modern white suite comprising WC, washbasin set with vanity unit, and bath with shower above. Tiled walls. Under-floor heating.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 165.4 m<sup>2</sup> ... 1781 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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## Outside

A driveway provides parking and leads to an integral garage / store with electric door, light and power. There is an attractive garden with southwest-facing aspect, artificial grass and paved sitting areas and large pergola providing additional covered seating area with fitted kitchen, pizza oven and outdoor fridge.

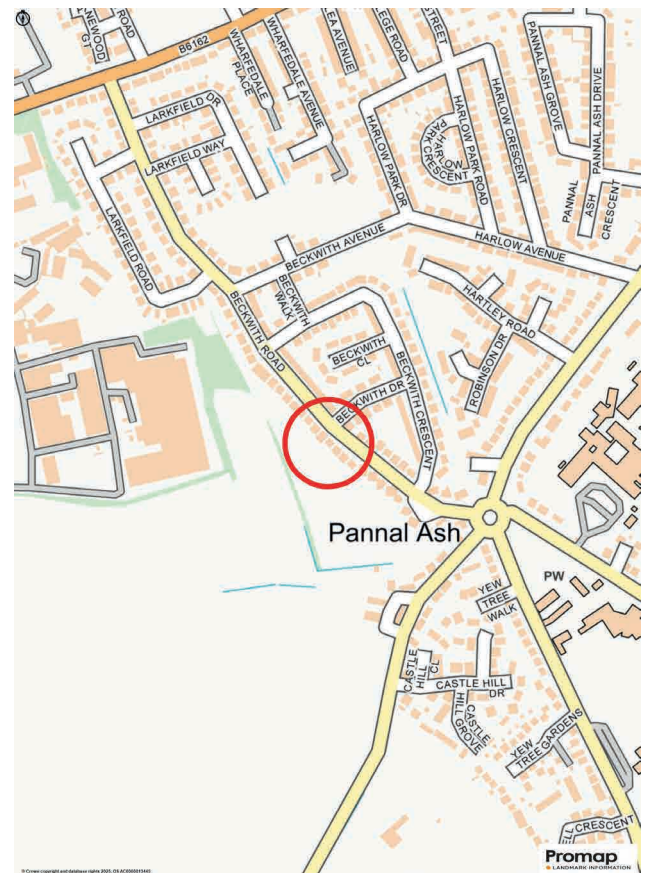
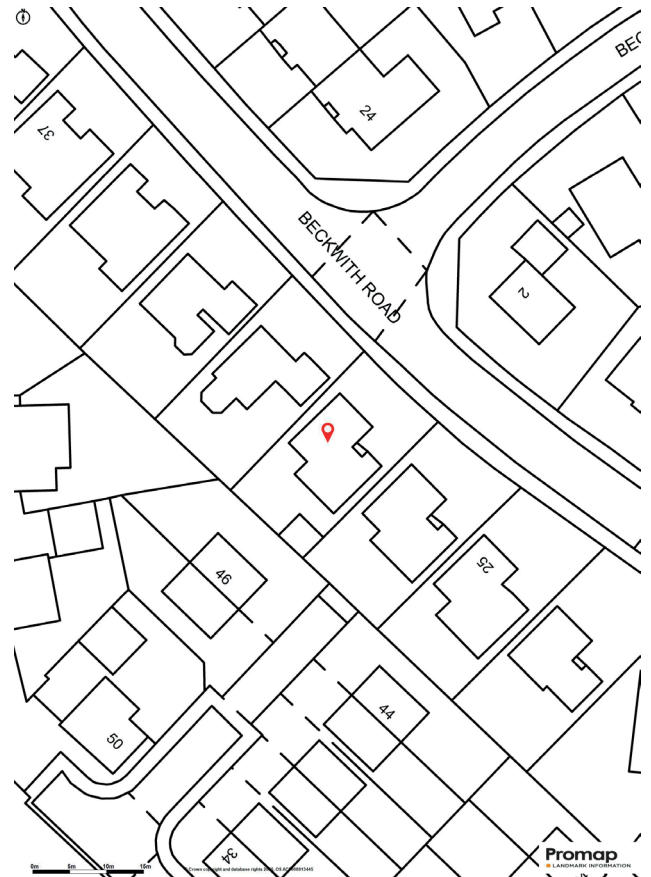
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		80
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	57	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc4u.com		

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