



5 Duncombe Grove, Beckwithshaw, Harrogate, HG3 1FW

£365,000

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A beautifully presented three bedroom semi-detached home, offering generous accommodation arranged over three levels.

Built in 2022, this attractive home enjoys an attractive cul-de-sac position surrounded by countryside on the south side of Harrogate between Harrogate and Beckwithshaw.

This super property provides versatile, accommodation, comprising a spacious sitting room, together with a stylish dining kitchen, cloakroom snug/office. There are three bedrooms, a modern house bathroom, and ensuite.

A driveway, provides parking and and there is an attractive garden to the rear.





GROUND FLOOR

SNUG / OFFICE

A reception room or work from home space.

CLOAKROOM

With WC and basin.

DINING KITCHEN

With dining area and glazed doors leading to the garden.

The kitchen comprises a range of modern fitted units with quartz worktop integrated dishwasher, electric oven and induction hob. Space and plumbing for washing machine and fridge/freezer. Under stairs cupboard.

FIRST FLOOR

SITTING ROOM

A reception room with glazed patio doors leaning to Juliette balcony.

Bedroom 1

A double bedroom with ensuite.

ENSUITE

A white modern suite comprising WC, basin and shower. Heated towel rail.

SECOND FLOOR

BEDROOM 2

A good sized double bedroom.

BEDROOM 3

A further double bedroom.

BATHROOM

A white suite with WC, basin and bath with shower above. Heated towel rail.

OUTSIDE

A driveway provides parking for two vehicles.

To the rear of the property, there is an attractive and good garden with lawn, patio and outside tap. Timber garden shed.





Total Area: 98.5 m² ... 1060 ft²

All measurements are approximate and for display purposes only.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	B4 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		