



3 Duncombe Grove, Beckwithshaw, Harrogate, HG3 1FW

£425,000

Offers Over

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A beautifully presented four-bedroom detached family home offering generous accommodation and situated on this popular new development on the edge of Harrogate and Beckwithshaw.

Built in 2023, this superb property provides bright and airy accommodation and is conveniently situated within walking distance of Harlow Carr Gardens and Bettys tearooms.

On the ground floor there is a spacious sitting room which leads to the open-plan dining kitchen with glazed door leading to the garden. There is also a useful utility room and downstairs WC. Upstairs, there are four good-sized bedrooms, a modern bathroom and en-suite shower room.

The property forms part of this popular modern development, situated between Harrogate and Beckwithshaw, and is well served by popular local schools, is within easy, walking distance of Harlow Carr Gardens, is surrounded by beautiful open countryside, and is just a short distance from Harrogate town centre where there is an excellent range amenities on offer including shops, bars, restaurants, and public transport links.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A spacious reception room.

DINING KITCHEN

With dining area and glazed doors leading to the garden. The kitchen comprises a range of modern fitted units with worktop and sink. Integrated gas hob, double oven and dishwasher.

UTILITY ROOM

With fitted units, worktop and sink and space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are four good-sized bedrooms on the first floor, including the main bedroom with en-suite shower room.

EN-SUITE SHOWER ROOM

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

BATHROOM

A white modern suite comprising WC, washbasin and bath. Heated towel rail.

OUTSIDE

A drive provides parking and leads to a single garage. To the rear of the property there is an attractive and good-sized garden with lawn, paved sitting area and planted borders.

Tenure - Freehold

Council Tax Band - E





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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Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92+)</p> <p>A</p> <p>(87-91)</p> <p>B</p> <p>(83-85)</p> <p>C</p> <p>(75-82)</p> <p>D</p> <p>(69-74)</p> <p>E</p> <p>(55-68)</p> <p>F</p> <p>(45-54)</p> <p>G</p> <p>(1-44)</p> <p>Not energy efficient - higher running costs</p>		84	94
England & Wales		EU Directive 2002/91/EC 	