



VERITY  
FREARSON

44 BECKWITH ROAD, HARROGATE, HG2 0BN

OFFERS OVER £565,000

# 44 BECKWITH ROAD,

*Harrogate, HG2 0BN*

**A stunning and individual five-bedroom, three-bathroom detached family home offering very generous and versatile accommodation arranged over two levels.**

The superb property enjoys a popular and fashionable position to the southwest side of Harrogate, well placed close to open countryside and excellent local schooling.

The accommodation is well appointed and offers flexibility, with two ground-floor bedrooms if required and extended living spaces. An internal inspection is essential to appreciate the overall scale and size of this stunning house.

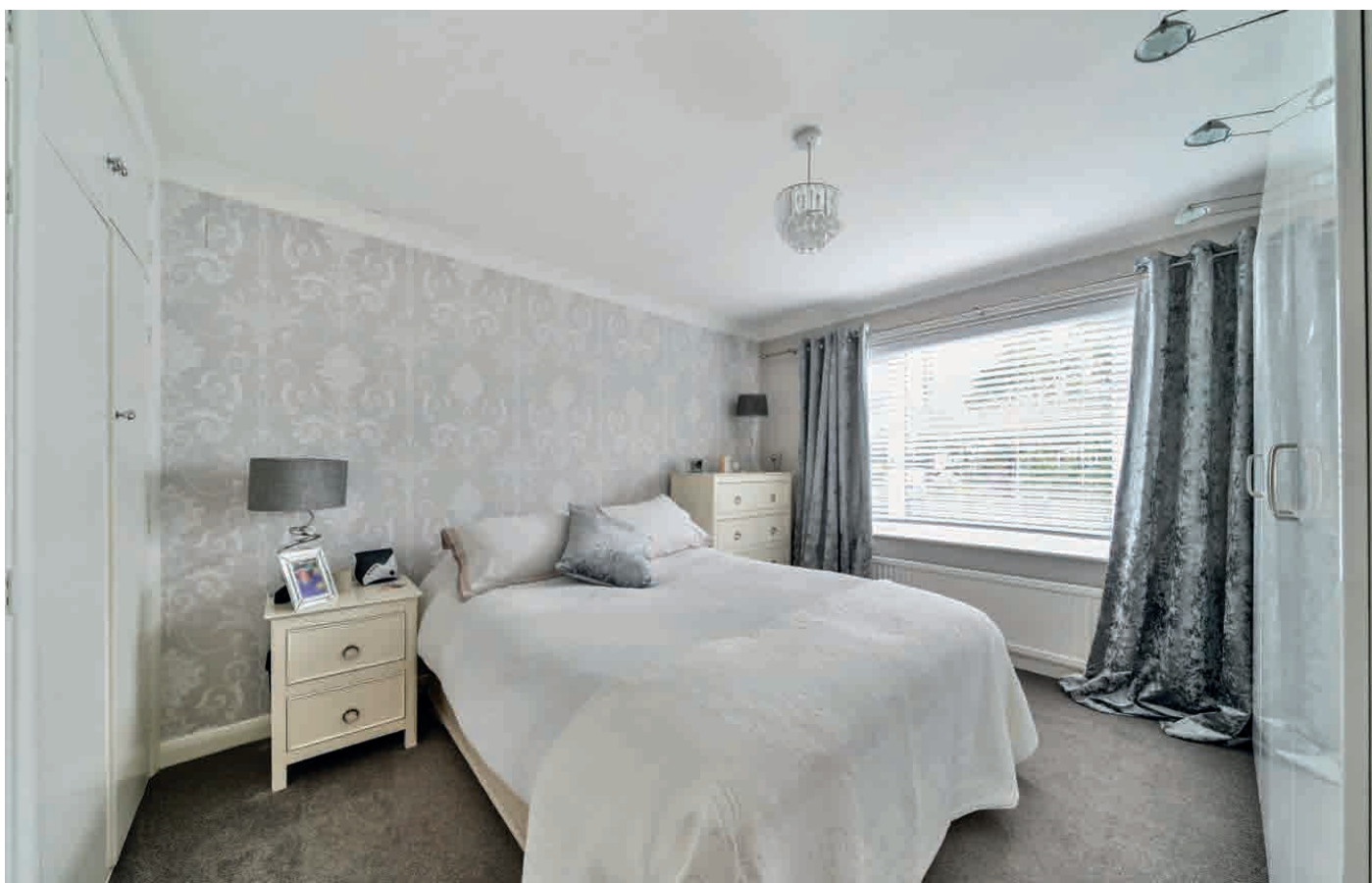


Living Room · Dining Room · Breakfast Kitchen

5 Bedrooms · 3 Bathrooms

Off-Road Parking · Private Rear Garden







## ACCOMMODATION

### GROUND FLOOR

Entrance hall, living room with gas fire and folding doors through to the dining room.

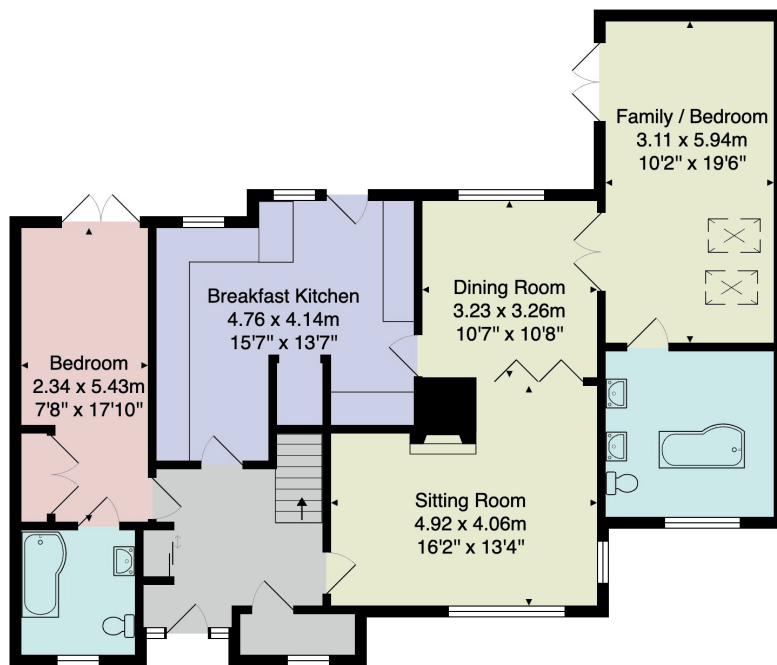
A particular feature to the property is the good-sized breakfast kitchen with an extensive range of wall and base units and built-in appliances.

There are also two further reception rooms or bedrooms with two good-sized bathrooms. These extended living areas offer so much flexibility.

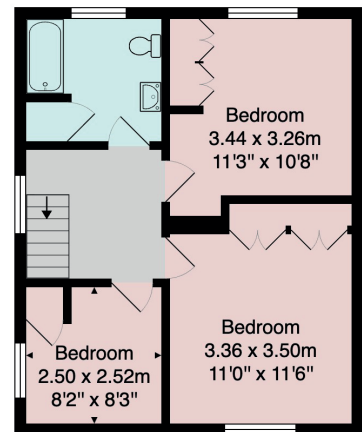
### FIRST FLOOR

Three bedrooms and a house bathroom.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 156.5 m<sup>2</sup> ... 1685 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

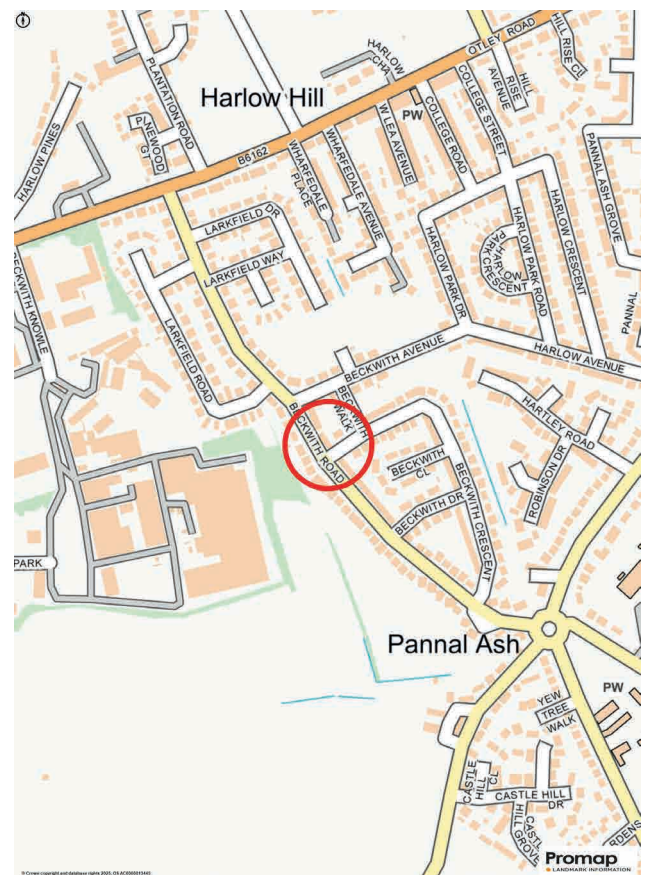
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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The property enjoys an attractive corner site. Extensive driveway provides ample off-street parking. Private rear gardens incorporating lawned area, decking and mature hedging.

All mains services connected.

## Freehold



| Energy Efficiency Rating                                                                                                                                                                                                                                                    |  | Current                    | Potential                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|-------------------------------------------------------------------------------------|
| <p>Very energy efficient - lower running costs</p> <p>(92-1) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |  | 72                         | 76                                                                                  |
| <b>England &amp; Wales</b>                                                                                                                                                                                                                                                  |  | EU Directive<br>2002/91/EC |  |

THE HOME OF PROPERTY

• SINCE •

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