



Beckwith House, 7 Harrison Grove, Harrogate, HG1 4QJ

£275,000

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A well presented three bedroom mid terraced property situated in this quiet and convenient location just off The Avenue, a quiet tree-lined street, convenient for a range of local amenities including shops, schools and railway station.

This traditional home features spacious accommodation comprising in brief; entrance hallway, open plan lounge/dining room with wood burning stove, modern kitchen with access to the rear garden. To the first floor there are two double bedrooms, a single bedroom and a house bathroom. Outside a paved forecourt garden to the front. To the rear a delightful enclosed paved garden ideal for seating and entertaining.

Harrison Grove is situated just off The Avenue and is a quiet tree-lined street, convenient for a range of local amenities including shops, schools and railway station.





GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

Central heating radiator, stairs to first floor.

SITTING ROOM

A spacious reception room with bay window to front, central heating radiator and wood burning stove. Folding doors leads to:

DINING ROOM

A further spacious reception room with window to rear and central heating radiator.

KITCHEN

Having a range of wall and base units and work surfaces with inset ceramic sink. Electric oven and grill, gas hob and extractor fan over. Plumbing and space for washing machine and space for fridge / freezer. Window to side elevation and rear access door.

FIRST FLOOR

LANDING

Sky light, half handing and doors leads to:

BEDROOM 1

A large double bedroom with windows to front, central heating radiator and fitted wardrobes.

BEDROOM 2

A double bedroom with window to rear, central heating radiator and fitted wardrobes.

BEDROOM 3

Windows to rear and central heating radiator.

BATHROOM

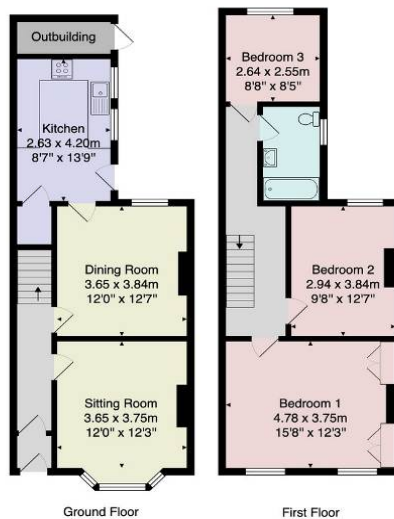
A modern white suite comprising low-flush WC, washbasin and bath with shower above. Window to side.

OUTSIDE

To the front a paved seating forecourt garden low level wall, wrought iron railings and hand gate. To the rear an enclosed paved garden ideal for seating and entertaining and a rear access gate.

Tenure - Freehold

Council Tax Band - B



Total Area: 104.1 m² ... 1121 ft²

All measurements are approximate and for display purposes only.

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