



VERITY
FREARSON

2 BYRON COURT, BEECH GROVE, HARROGATE, HG2 0LL

GUIDE PRICE £850,000

2 BYRON COURT, BEECH GROVE,

Harrogate, HG2 0LL

A rare opportunity to purchase a very spacious second-floor three-bedroom apartment with large balcony, having a stunning outlook over Harrogate's famous Stray in this highly desirable location just a stone's throw from the town centre.

This excellent apartment offers beautifully presented and high-quality accommodation of generous proportions, including a large sitting room and separate dining room, dining kitchen, together with three good-sized bedrooms, modern shower room and ensuite bathroom. The property stands within attractive and well maintained communal grounds and has the benefit of residents' and visitors' parking area and a tandem garage.

Byron Court is a well-regarded residential development of apartments with lift facilities, situated within the heart of Harrogate, with all of the towns amenities on the doorstep. Available with no onward chain.



Sitting Room · Dining Kitchen · Dining Room · Utility Room · Cloakroom

3 Bedrooms · En-Suite Bathroom · Shower Room

Ample Residents' and Visitors' Parking · Communal Gardens · Balcony







ACCOMMODATION

SECOND FLOOR ENTRANCE HALL

SITTING ROOM

A large reception room with a window directly overlooking the adjoining Stray and a glazed door that leads to a covered private balcony.

DINING KITCHEN

With dining area and windows to the rear, enjoying an elevated view. The kitchen comprises a range of quality fitted wall and base units with integrated appliances.

DINING ROOM

A further reception room with window onto the balcony.

UTILITY ROOM

With fitted worktop and storage cupboard.

CLOAKROOM

BEDROOM 1

A large double bedroom with views overlooking the Stray and an extensive range of fitted wardrobes.

EN-SUITE BATHROOM

A modern white suite comprising WC, basin set with a vanity unit and bath. Tiled walls and floor and heated towel rail.

BEDROOM 2

A double bedroom with fitted wardrobes.

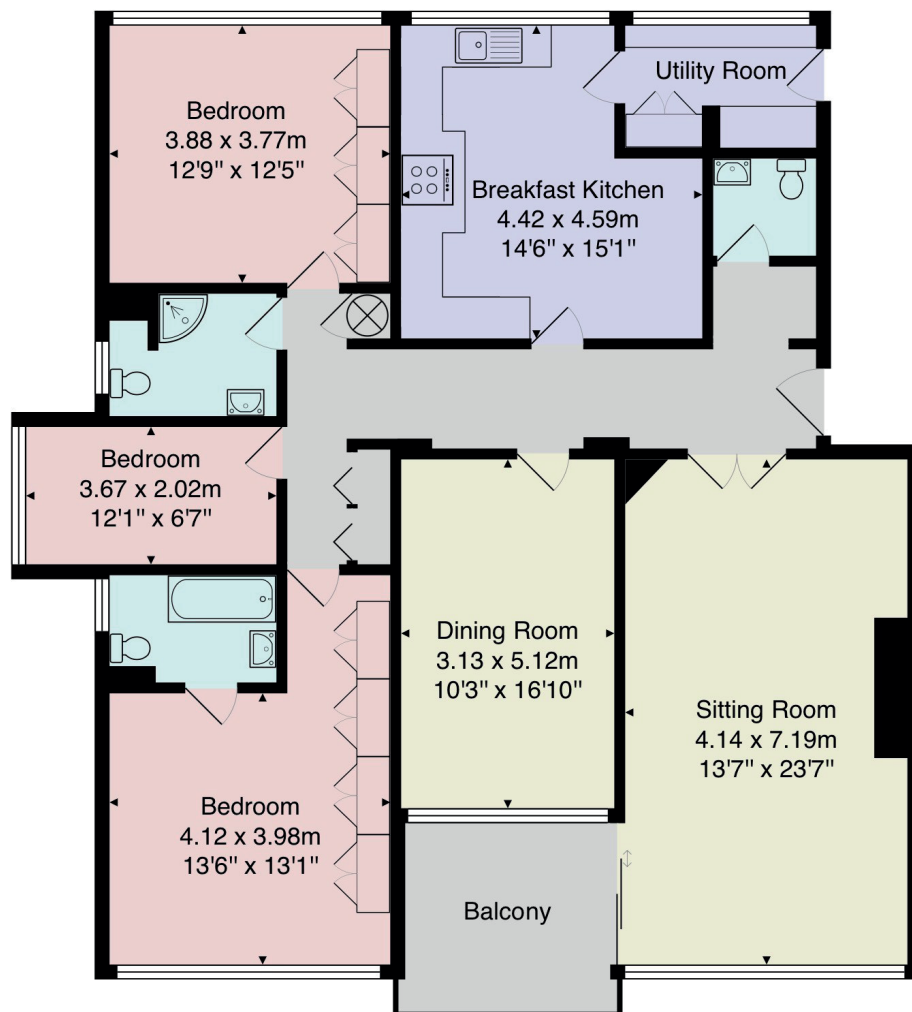
BEDROOM 3

A further bedroom or excellent home office.

SHOWER ROOM

Corner cubicle, washbasin and WC. Floor-to-ceiling tiling and towel rail.

FLOOR PLAN



Total Area: 147.5 m² ... 1588 ft² (excluding balcony)

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

The property has the benefit of a good sized tandem garage, situated at the rear of the building. Byron Court stands within attractive, communal gardens and grounds and there is ample residents' and visitors' parking spaces to the front of the property.

Services

All mains services connected.

Agent's Notes

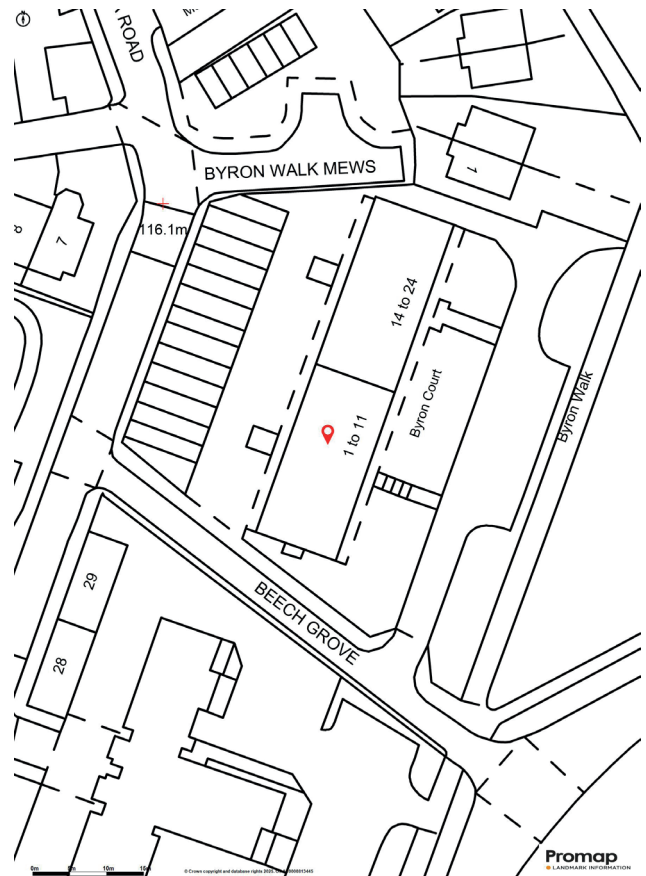
The purchase price also includes a shares of the freehold

All services are connected to the property, with the exception of gas.

Yearly ground rent is £10.

Quarterly service charge is £1,388.28

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	50	51
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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