



1 Beckside Close, Harrogate, North Yorkshire, HG1 4WF

£320,000

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This beautifully presented detached family home is located in a popular residential area of Harrogate.

The well-planned layout is ideal for families, providing generous living space and an inviting environment perfect for both everyday living and entertaining. In brief, the accommodation comprises an entrance hall with guest WC, a spacious living room, and an impressive open-plan dining kitchen with patio doors opening onto the garden. Upstairs, there is a main bedroom with en-suite shower room, two further good-sized bedrooms and a modern house bathroom.

Outside, the property enjoys a well-maintained garden, ideal for outdoor relaxation and family activities, together with off-street parking. The property is stylish, well-kept and designed to offer practical and comfortable living.





GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor. Access to guest WC.

CLOAKROOM

With WC and basin.

SITTING ROOM

A spacious reception room with window to the front.

DINING KITCHEN

A superb open-plan kitchen and dining space with patio doors leading to the garden. The kitchen comprises a range of modern fitted units with worktops, integrated oven, hob and extractor, and space for appliances.

FIRST FLOOR

BEDROOM 1

A good-sized double bedroom with fitted storage.

EN-SUITE

A modern white suite comprising WC, basin and shower.

BEDROOM 2

A further good-sized bedroom.

BEDROOM 3

A single bedroom or ideal home office.

BATHROOM

A modern white suite comprising WC, basin and bath with shower above.

OUTSIDE

A driveway provides off-street parking. To the rear there is an attractive, well-maintained garden with lawn and patio, providing a pleasant outdoor sitting and entertaining space.

AGENT'S NOTE

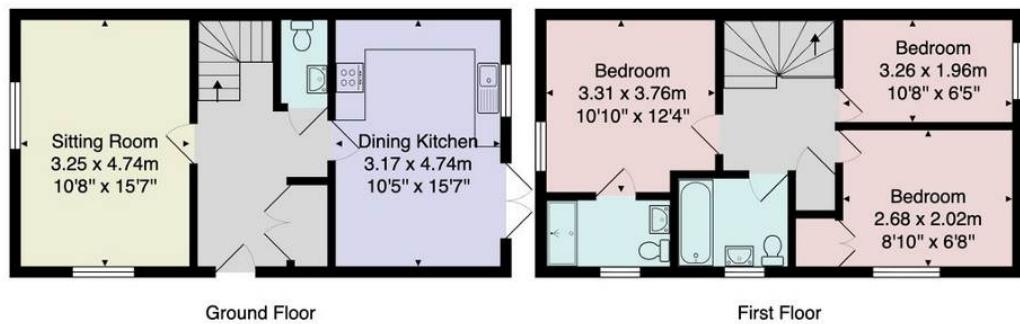
There is a monthly charge of £40.00 for green space and road maintenance.

All curtains/ custom-fitted blinds and furniture are included in the sale.

Tenure - Freehold

Council Tax Band - D





All measurements are approximate and for display purposes only.

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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		95
(92-100) A		
(81-91) B	83	
(70-80) C		
(55-69) D		
(30-54) E		
(21-29) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
www.epcuk.com		