



VERITY
FREARSON

10 BEECH CLOSE, HARROGATE, HG2 0FE

£750,000

10 BEECH CLOSE,

Harrogate, HG2 0FE

An impressive three-bedroom middle-of-terrace modern property providing spacious and well-presented accommodation over three levels within this sought-after and convenient location close to the Pinewoods and the Valley Gardens.

This attractive modern property has the advantage of double glazing, modern central heating system and solar panels. The generous and flexible accommodation comprises a stunning open-plan living kitchen with under-floor heating and with doors leading to the attractive garden, together with a separate utility room. There is also a large sitting room, cloakroom, three bedrooms, all of which have en-suite bathrooms, plus a guest WC. A resin drive provides off-road parking at the front of the property and leads to an integral garage. To the rear of the property there is an attractive landscaped garden with various paved sitting areas and well-stocked borders.

The property forms part of this popular modern development and is located adjoining the Pinewoods and close to the Valley Gardens and excellent local amenities, including popular local schools and shops, and is within walking distance of Harrogate town centre.



Sitting Room · Living Kitchen · Utility Room · Cloakroom

3 Bedrooms · 3 En-Suites

Off-Road Parking · Large Integral Garage · Electric Vehicle Charge Point · Landscaped Garden







ACCOMMODATION

LOWER GROUND FLOOR

There is under-floor heating on the entire lower ground floor.

LIVING KITCHEN

A stunning open-plan modern kitchen and living/dining area with window and bay to rear with glazed doors leading to the garden. The kitchen comprises a range of stylish wall and base units with quartz worktops and island with breakfast bar. Integrated induction hob, double oven and microwave, fridge / freezer and dishwasher. Battery operated blinds.

UTILITY ROOM

With fitted units and worktop and with sink. Integrated washing machine and point for a tumble dryer.

BEDROOM 3

A ground-floor double bedroom with en-suite, window and glazed doors to front. Views onto courtyard.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin set within a vanity unit, and walk-in shower. Tiled floor.

GROUND FLOOR SITTING ROOM

A spacious reception room with window and bay window to rear. Media wall and contemporary electric fire. Fitted cupboard.

CLOAKROOM

With WC and washbasin set within a vanity unit.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to rear and glazed doors leading to a Juliet balcony. Fitted wardrobes. Battery operated blinds.

EN-SUITE BATHROOM

A modern white suite with WC, washbasin set within a vanity unit, bath and shower. Heated towel rail and tiled walls and floor.

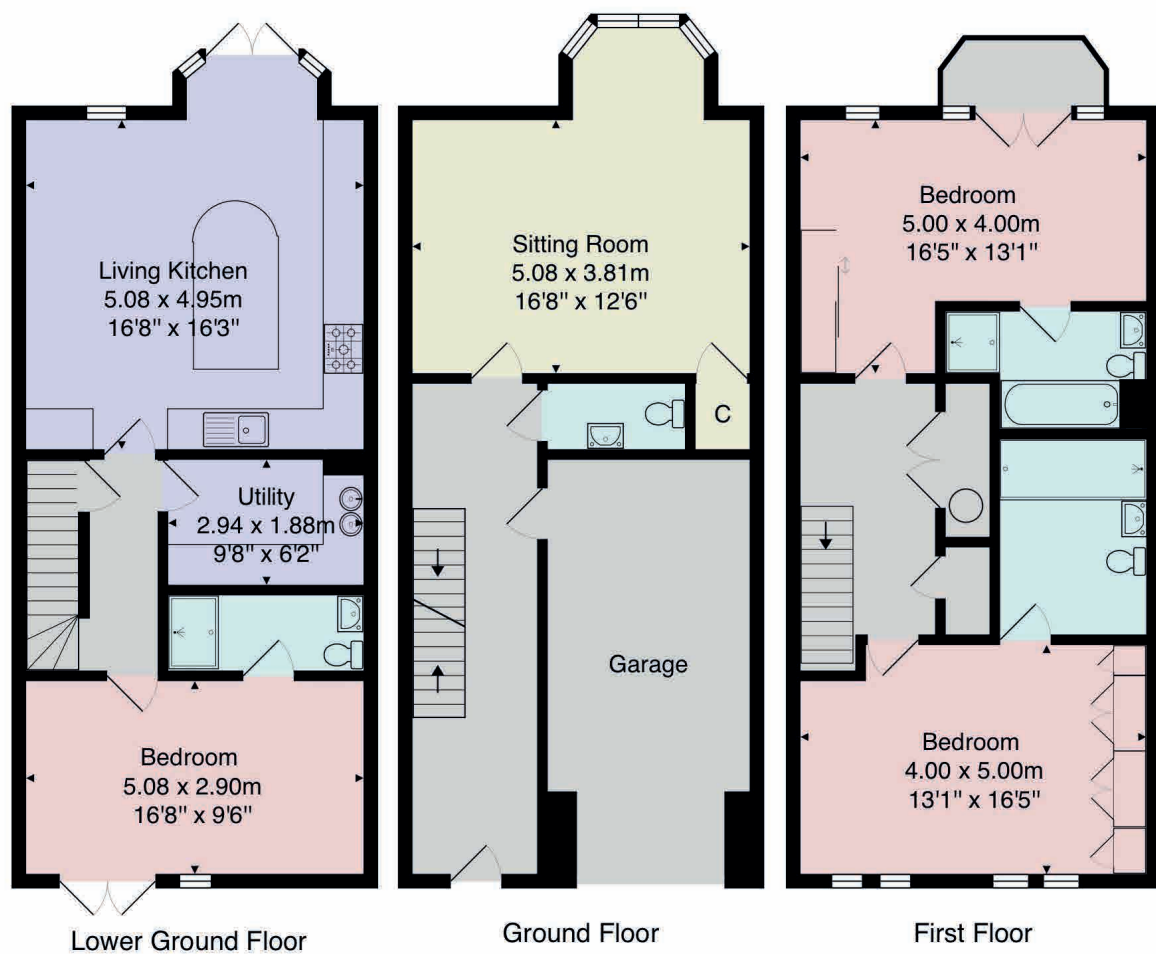
BEDROOM 2

A double bedroom with window to front, fitted wardrobes and en-suite.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin set within a vanity unit and large shower. Tiled walls and floor and heated towel rail.

FLOOR PLAN



Total Area: 178.1 m² ... 1917 ft²

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

A resin drive provides off-road parking and leads to a large integral garage, with electric vehicle charge point, which has an electrically-operated door, light and power. To the rear of the property there is an attractive landscaped, cottage-style tiered garden with planted borders and paved sitting areas. To the front of the property there is a cycle shed / store.

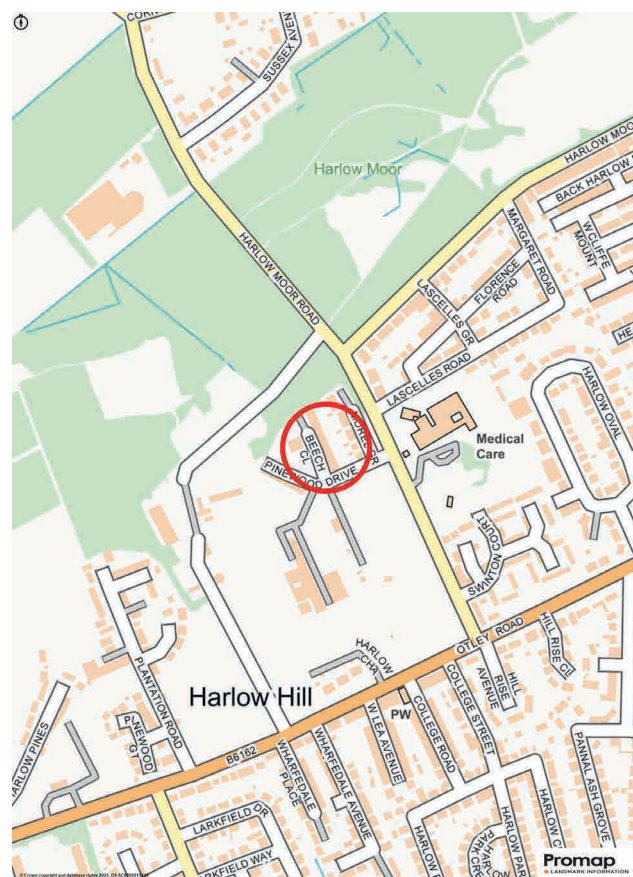
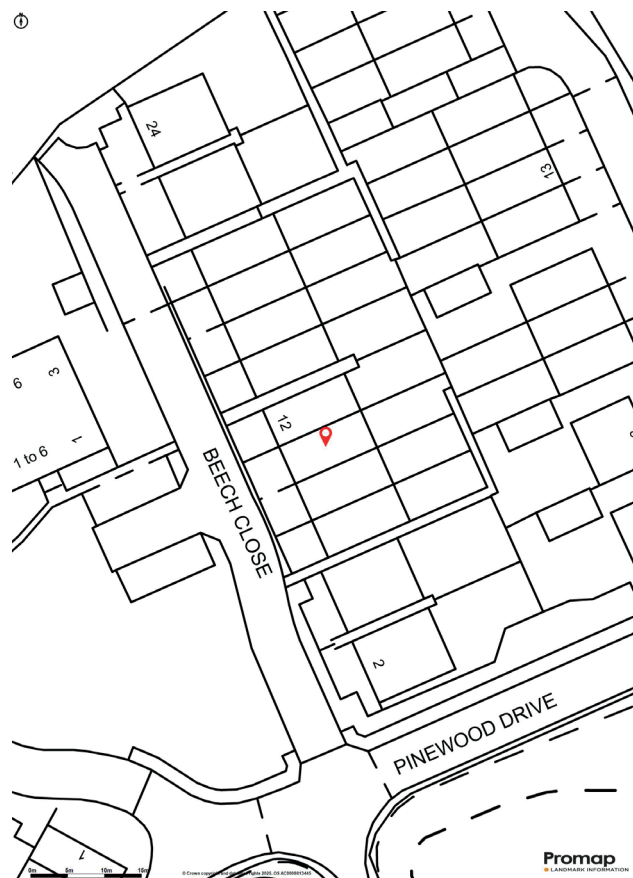
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		92
B (81-91)	91	
C (69-80)		
D (55-68)		
E (39-54)		
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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