



VERITY
FREARSON

40 BECKWITH ROAD, HARROGATE, HG2 0BN

GUIDE PRICE £595,000

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Harrogate, HG2 0BN

A beautifully presented and thoughtfully extended four-bedroom detached family home set within one of Harrogate's most sought-after south-west locations, ideally placed for excellent local schools and within walking distance of open countryside, Harlow Carr Gardens, and the Pinewoods.

Finished to an impeccable standard throughout, this beautifully appointed home offers generous and flexible accommodation perfectly suited to modern family living. Many of the rooms are enhanced by elegant wooden panelling and stylish window shutters, creating a refined yet welcoming atmosphere with a high-quality finish throughout.



Living Kitchen · Living Room · Study

4 Bedrooms · Bathroom

Off-Road Parking · Garden







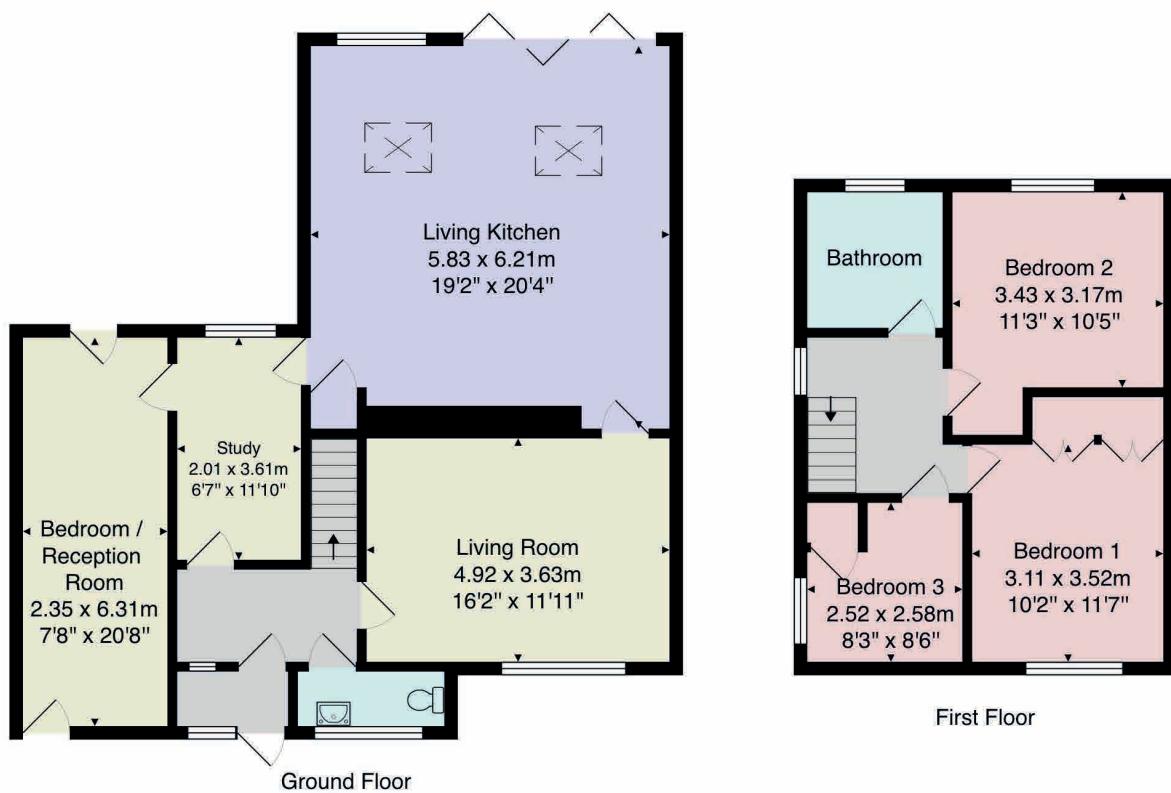
ACCOMMODATION

The heart of the property is an impressive open-plan living, dining, and kitchen space, meticulously designed with bespoke cabinetry, solid wood worktops, and a striking central breakfast island. The kitchen is superbly equipped with a range of integrated appliances, including a double oven, microwave, American-style fridge freezer, and dishwasher, along with a useful storage cupboard. Velux windows flood the room with natural light, while bi-folding doors open seamlessly onto the private, fully enclosed rear garden, creating an ideal space for indoor-outdoor living and entertaining. A separate utility room/ office adjoins the kitchen.

The ground floor also features a chic living room, a welcoming entrance hallway, and a guest WC. In addition, the converted garage has been fully insulated and benefits from its own separate access. Currently used as a home business, this versatile space would also be ideal as an additional reception room, home office, or fourth bedroom.

To the first floor, a spacious open landing leads to three beautifully proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. The house bathroom is finished to a high standard, featuring a sleek bath and a separate walk-in shower enclosure, complemented by a modern low-flush WC and a chic vanity unit with inset washbasin, creating a stylish and contemporary retreat.

FLOOR PLAN



Total Area: 118.3 m² ... 1274 ft² (excluding garage)

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

Externally, the property offers parking to the front, providing an example of off-street parking. To the rear is a fully enclosed garden featuring a decked seating area and a shaped lawn.

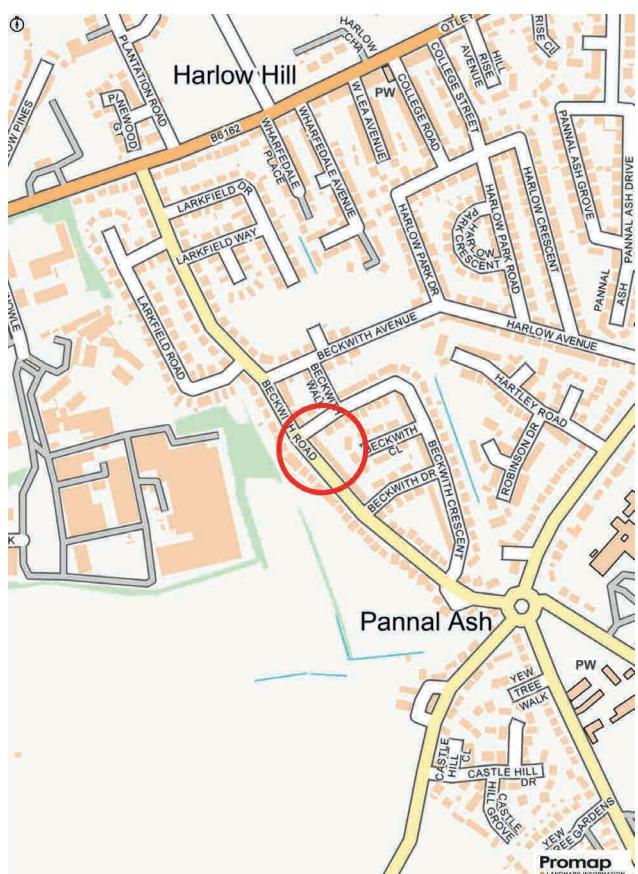
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

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