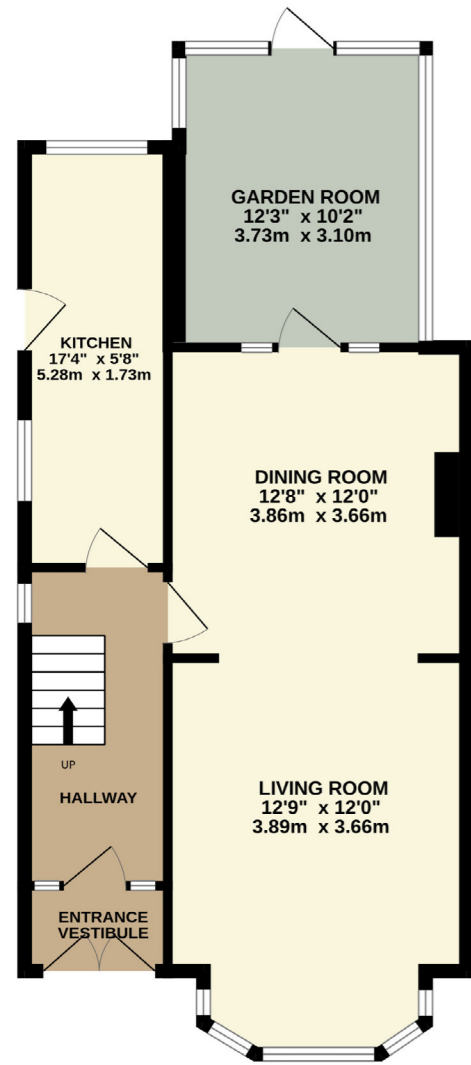
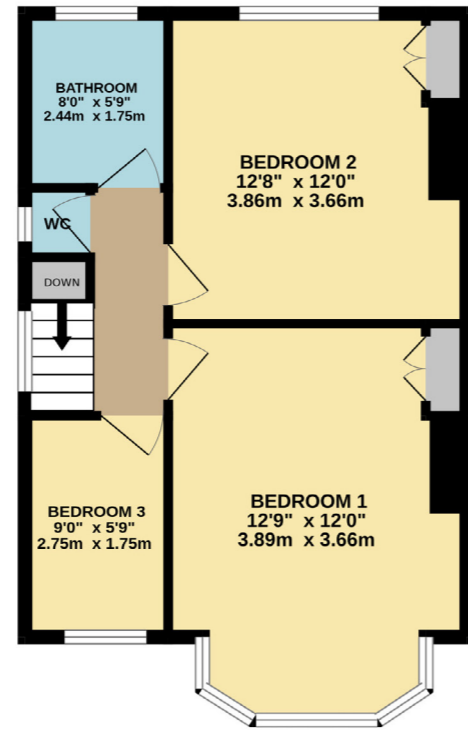


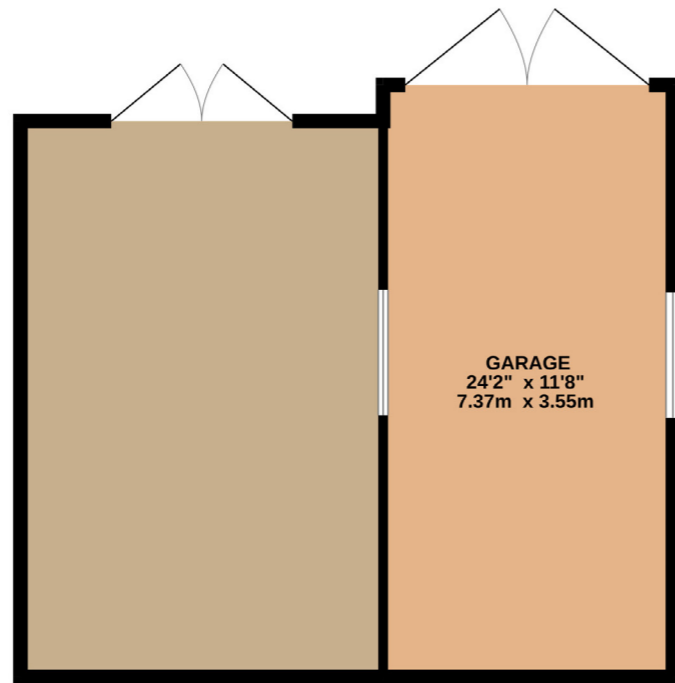
GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



GARAGE
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1724 sq.ft. (160.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



**53 BEECH ROAD
HARROGATE**

**£350,000
CHAIN FREE**

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A fantastic opportunity to purchase this spacious semi-detached property now requiring modernisation and extension subject to the usual consents. Located to the favoured south side of Harrogate, close to the excellent local shopping parade including M&S Simply Food, close to many nearby schools and Harrogate town centre a short distance away.

The accommodation briefly comprises; entrance vestibule, entrance hall, living room with bay window and opening to the dining room, conservatory and kitchen. To the first floor are three bedrooms, separate wc and house bathroom.

To the front of the property is a small forecourt garden, side driveway with double wooden gates leading to a large enclosed rear garden. Detached garage and workshop, ideal for a number of different uses subject to the purchasers requirements.

3 Bedrooms

2 Reception Rooms

1 Bathroom

Council Tax: C

Energy Rating: TBC

Tenure: Freehold



DIRECTIONS - HG2 8DZ

From Harrogate take the Leeds Road and turn left into Beech Avenue, just after the traffic lights at the new Marks & Spencer site. Beech Road is then a turning on the right hand side.

APPROXIMATE DISTANCES

Town Centre	1.2 miles
Hornbeam Railway Station	700 metres
Bus Route	200 metres
Airport	11 miles