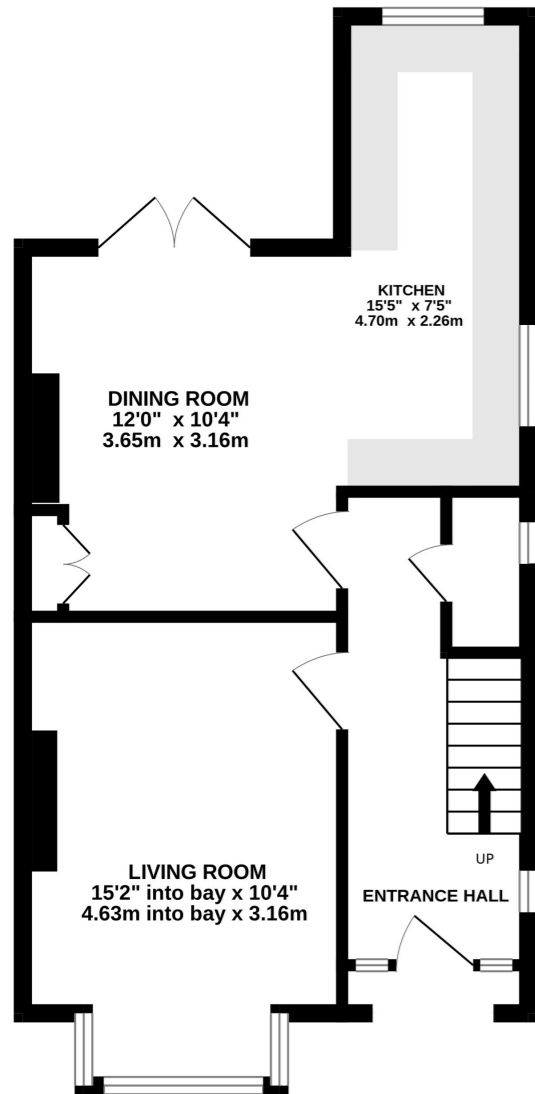
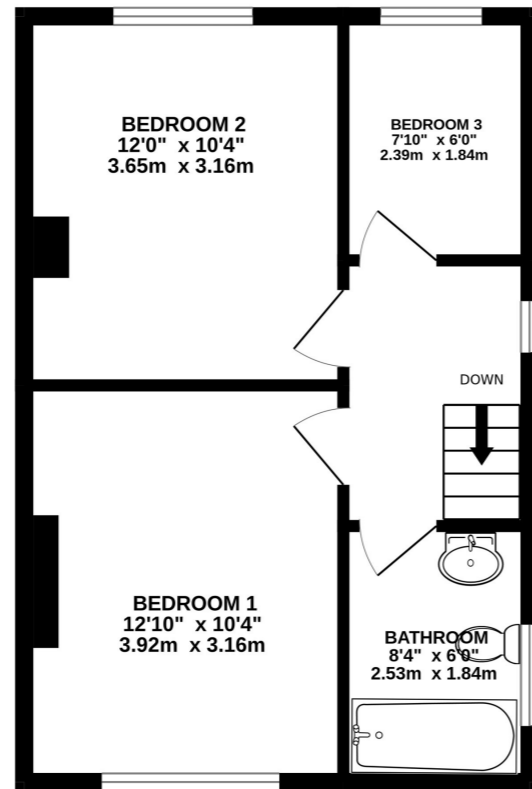


GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**59 BEECH ROAD
HARROGATE, HG2 8DZ**

£425,000

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.

59 BEECH ROAD | HARROGATE | HG2 8DZ

An exceptional opportunity to purchase this spacious brick built semi detached property located to the favoured south side of Harrogate. The property has the benefit of beautifully appointed accommodation with larger than average gardens, a garden room and decking

Entrance Hall | Living Room | Dining Room | Kitchen

Three Bedrooms | House Bathroom

Gardens | Garden Room

Council Tax: C | Energy Rating: TBC | Tenure: Freehold



The property truly requires an internal inspection to appreciate the double glazed and centrally heated accommodation which comprises: Entrance porch, welcoming entrance hall with useful storage cupboard, living room with bay window and open plan living dining kitchen with an excellent arrangement of built-in cupboards, integrated appliances and double opening doors leading to a decking area.

To the first floor there are three bedrooms and a well appointed bathroom.

To the front of the property there is off street parking, with flowering borders and boundary hedging leading to the front porch. A side area leads to the rear of the property where there is a good sized decked area leading to larger than average lawned gardens with flowering borders, boundary fencing and a wild garden area.

There is a good sized garden room ideal for a variety of uses.

Agent's note: There has previously been planning consent for an extension to square off the kitchen - further details on application.

