

54 BECKWITH CRESCENT  
HARROGATE  
HG2 0BH





## 54 BECKWITH CRESCENT | HARROGATE | HG2 0BH

A brick built semi-detached property located in this quiet crescent situated within this extremely popular residential location.

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Entrance Hall | Living Room | Dining Room | Kitchen

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Three Bedrooms | House Bathroom

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Gardens to Front & Rear | Detached Garage

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Council Tax: D | Energy Rating: D | Tenure: Freehold

£320,000







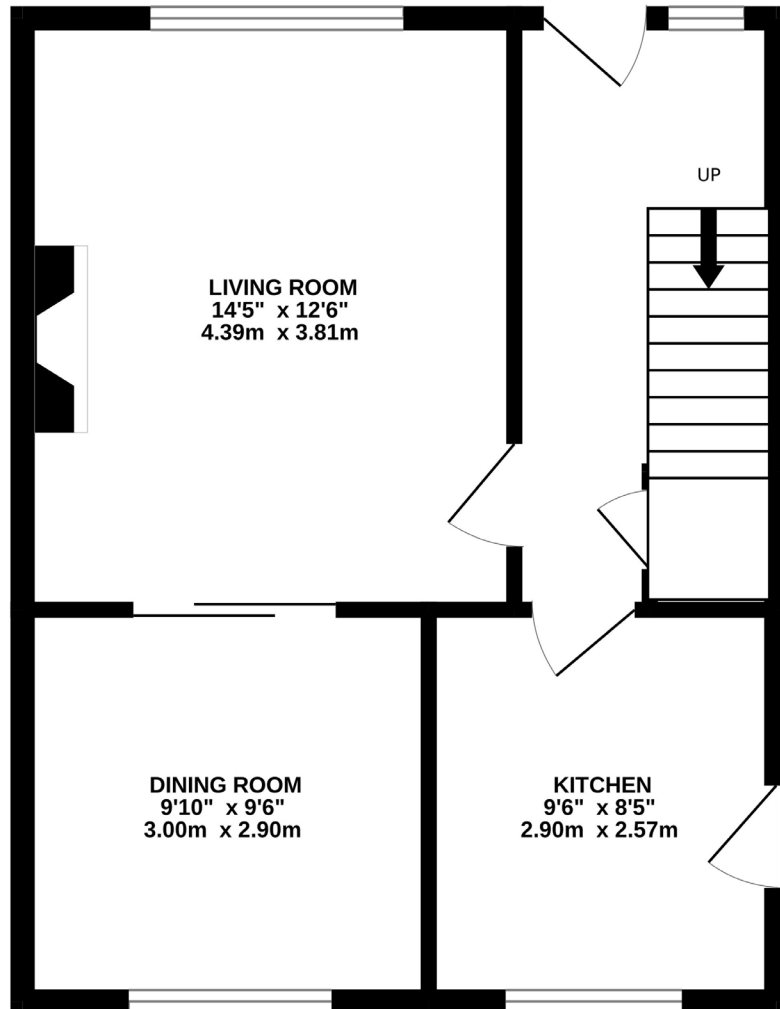
**The property is close to excellent local schools, shopping parade and only a short distance from the town centre.**

The property does now require modernisation and would benefit from an extension (subject to the usual planning consents). Having the benefit of double glazing and backing onto a recreational area.

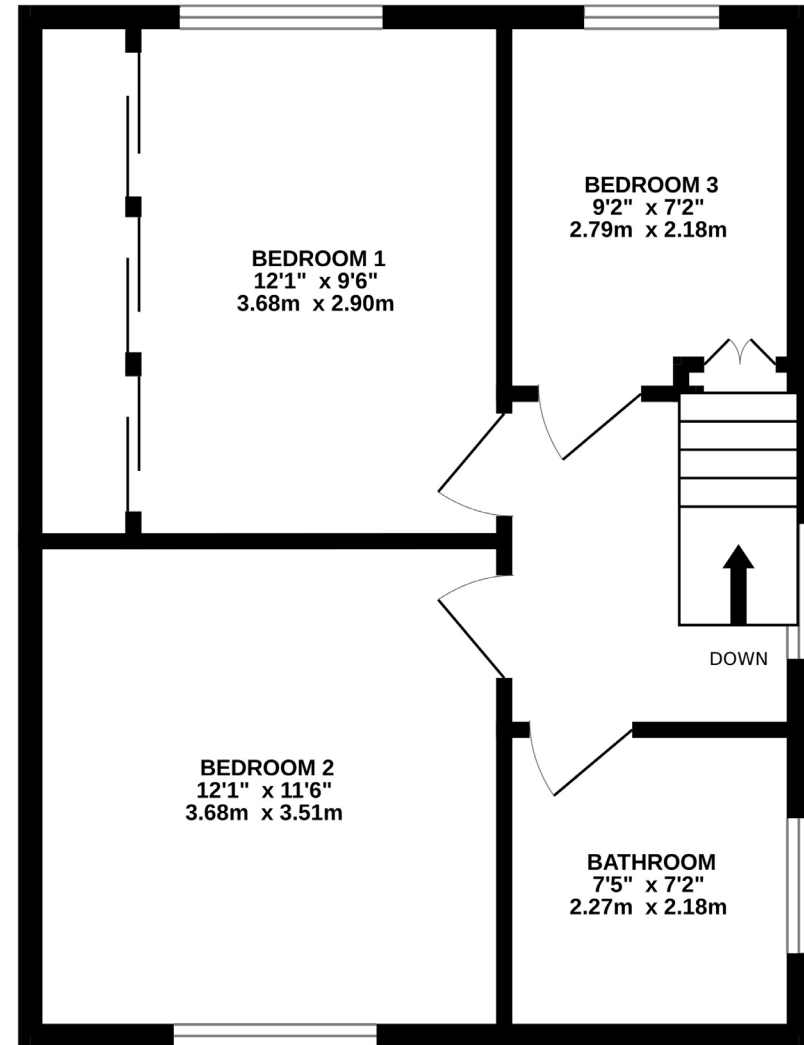
The accommodation in brief comprises: entrance hall, under stairs storage cupboard, large living room, dining room and kitchen. To the first floor are three bedrooms and house bathroom.

To the front of the property is a good sized garden with extremely long side driveway leading to a detached garage. Enclosed rear gardens with timber boundary fencing.

GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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9 Albert Street, Harrogate  
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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.

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