



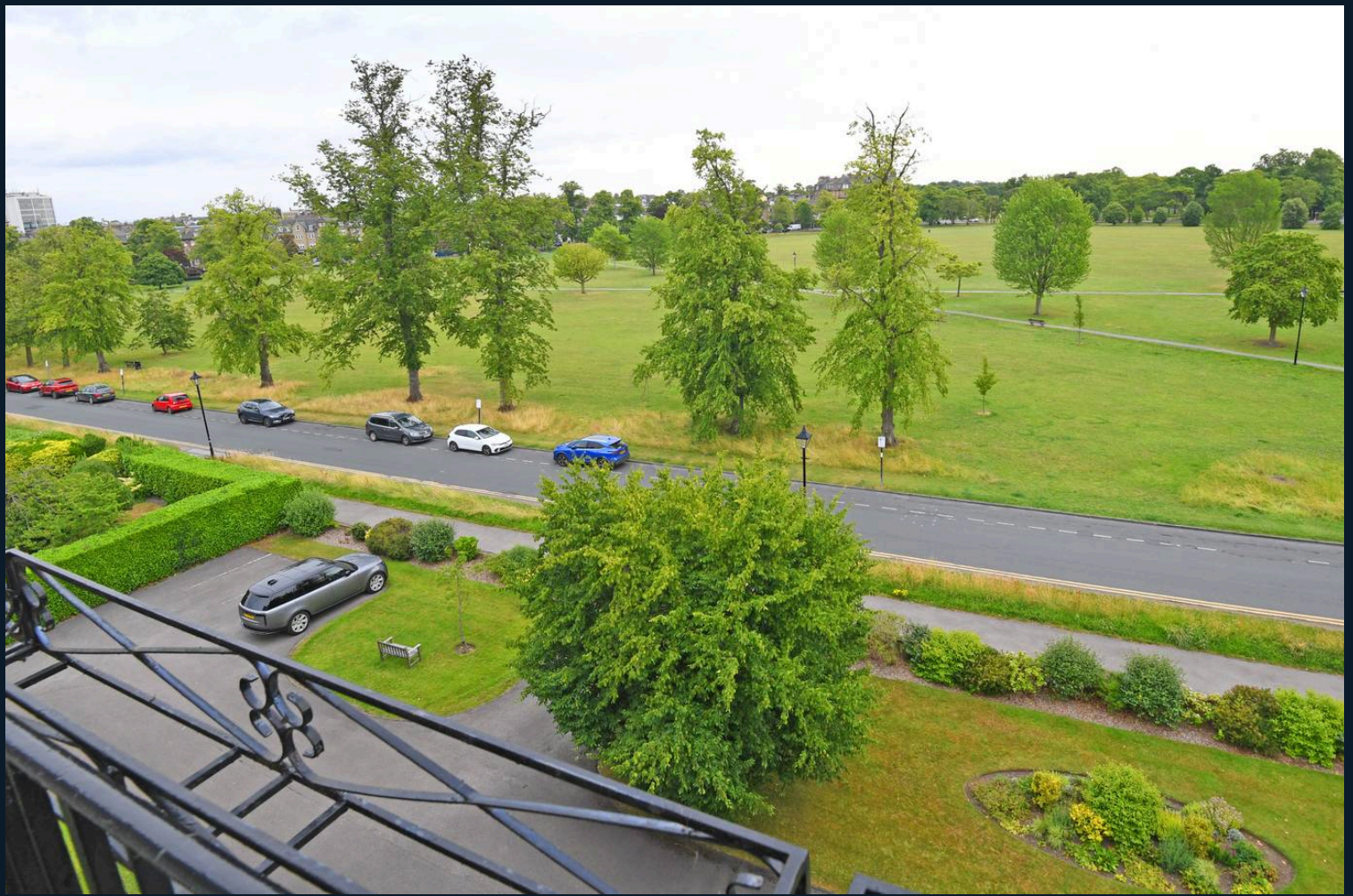
10 Beech Grove Court Beech Grove, Harrogate

£650,000 Freehold



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A superb two/three bedroom apartment with balcony, double garage and stunning views over the Stray, located in one of Harrogate's most sought-after town centre locations. no onward chain.

This stylish and spacious apartment is situated on prestigious Beech Grove, enjoying panoramic views across the Stray and Harrogate town centre. Offered to the market with no onward chain, the property is ideal for those seeking a peaceful yet central location, with the added benefits of private parking, lift access, and generous storage.

With two reception rooms, two bathrooms, and a private balcony, the apartment offers a rare opportunity to acquire a substantial home in a prime position. The apartment also features a double garage, two additional storerooms, and access via a smart communal reception hall with lift to all floors.

OUTSIDE – Private balcony with elevated Stray views

- Double garage providing secure parking and storage
- Two private storerooms, on the lower ground floor
- Access via communal reception hall with lift to all floors

AGENT'S NOTES – Tenure: Freehold

- No onward chain
- Located on Beech Grove – one of Harrogate's most desirable addresses
- Just a short walk to shops, restaurants and the town centre

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



PRIVATE ENTRANCE HALL

A spacious and welcoming hallway with doors leading to all rooms. Fitted storage and cloak cupboards.

LOUNGE

A beautifully presented reception room with door opening onto a private balcony that enjoys amazing views across The Stray and Harrogate town centre. An ideal space for relaxing or entertaining.

DINING ROOM / SECOND RECEPTION ROOM / BEDROOM 3

A versatile second reception space perfect for formal dining or flexible living arrangements. Large windows provide excellent natural light. This spacious room could be converted to a third bedroom.

BREAKFAST KITCHEN

Fitted with a modern range of wall and base units with integrated appliances and worktops. Window with a pleasant outlook.

BEDROOM 1

A spacious double bedroom with built-in wardrobes and access to:

EN-SUITE SHOWER ROOM

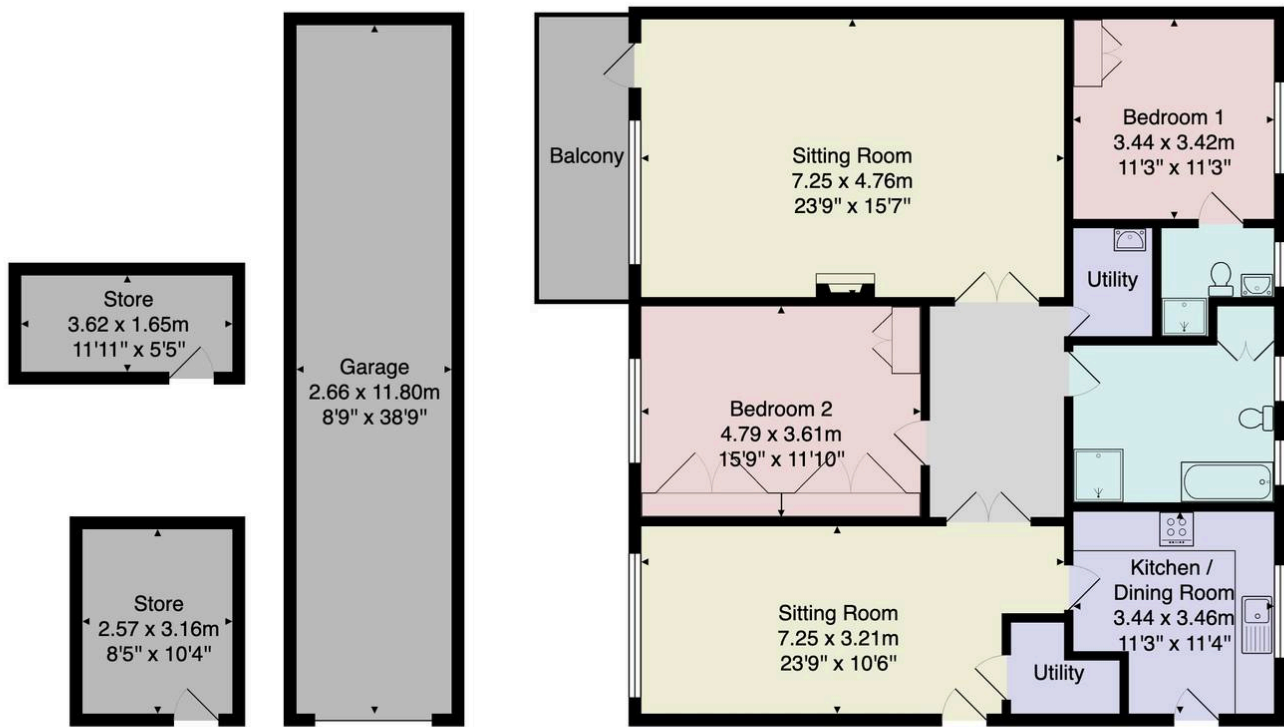
Modern white suite comprising WC, basin, and shower.

BEDROOM 2

A further well-proportioned double bedroom with fitted storage.

BATHROOM Fitted with a modern suite including bath, basin and WC. Fully tiled walls.





Total Area: 129.1 m² ... 1390 ft² (excluding garage, store, balcony)

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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