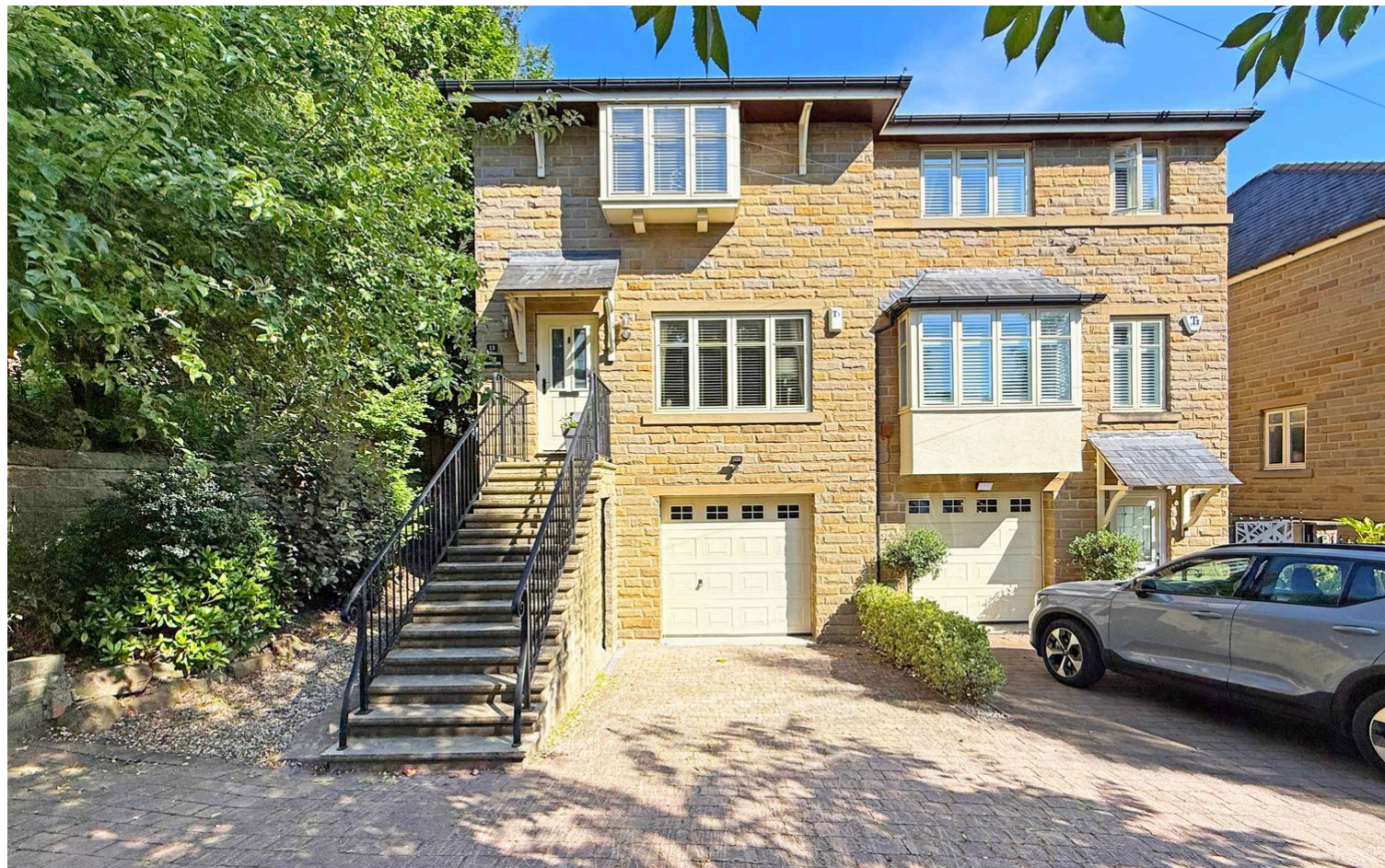




13 Coppice Drive, Harrogate

£650,000 Guide Price



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The Beeches is a superb and most individual three / four bedroom modern semi detached townhouse, built in 2002 and one of only four exclusive homes nestled within private, mature gardens.

Externally, the property provides a front driveway leading to a single garage, which can be accessed internally from the ground floor, while the enclosed rear garden is mature, private, and ideal for outdoor furniture, offering a tranquil space for relaxation. The overall layout reflects a thoughtful design that balances modern living with practical family functionality.

The property is connected to mains services and benefits from gas central heating throughout.

Council Tax band: G

Tenure: Freehold

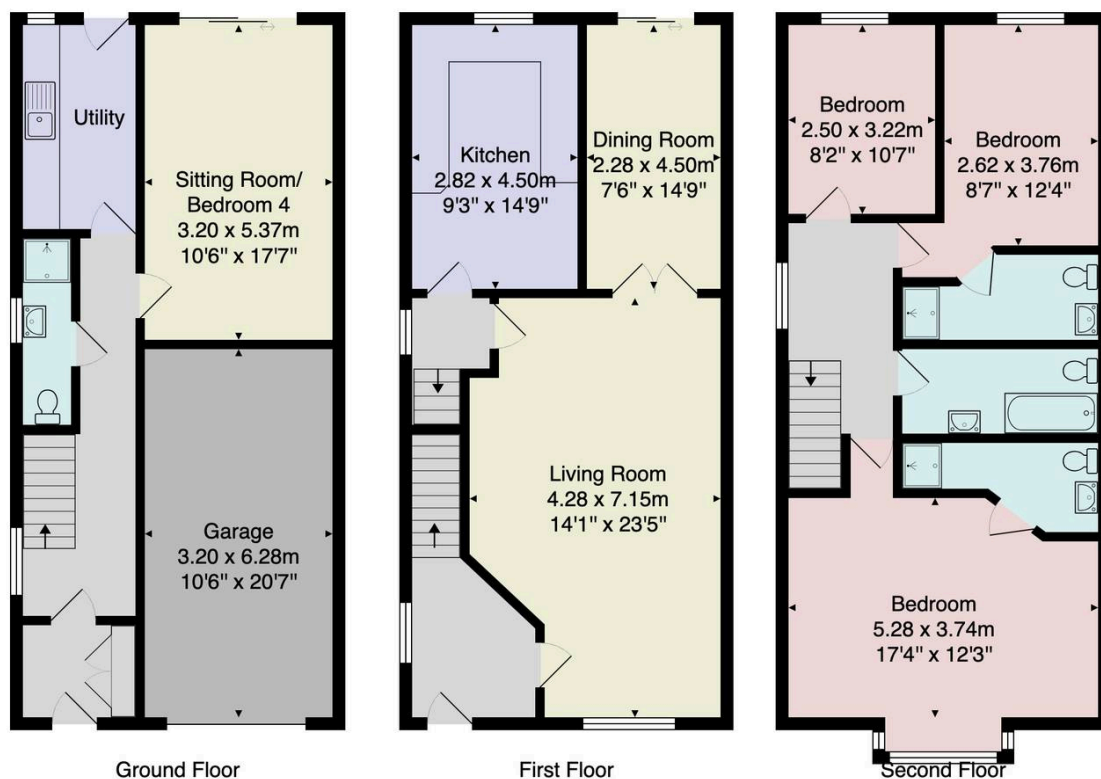
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



This superb home is situated in a prime residential position on this sought-after tree-lined road, just a short walk from Kings Road shopping parade and the vibrant Harrogate town centre. The property is ideally located with convenient access to a range of amenities. Offered for sale with no chain, an early internal viewing is essential to appreciate the quality of this desirable home. Accessed via the upper ground floor, a private reception hall leads to a large, light-filled living room. This principal living space features a striking fireplace with a fitted living flame gas fire, decorative dado rails, and ceiling cornices. A picture window fills the room with natural light and provides elevated views of the leafy surroundings. Double doors open to the dining room, which enjoys a charming Juliet balcony overlooking the private rear gardens. The modern kitchen is fitted with light wood cabinetry, integrated appliances, and a breakfast bar, complemented by solid oak flooring, dado rails, and ceiling cornices, creating a warm and inviting space. From the hallway, stairs descend to a lower level where a handy storage cupboard is tucked neatly beneath the stairs. The ground floor also offers an additional entrance, a convenient shower room and W.C, a spacious living room / bedroom, and a practical utility room. The living / bedroom has direct access to the rear garden. On the second floor, the generous master bedroom features an ensuite shower room, with two further double bedrooms, one with an ensuite and the other served by a contemporary house bathroom.





Total Area: 188.0 m² ... 2023 ft²

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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