



## South Beech Avenue, Harrogate, HG2 7PE

- Three-bedroom property located on South Beech Avenue
- Functional kitchen suitable for everyday cooking needs
- Separate office area ideal for working from home
- Benefit of a ground floor WC
- Early viewing highly recommended
- Ideal for families or those seeking a comfortable home
- Patio doors leading to a private courtyard space
- Private outdoor courtyard area
- Excellent location close to transport links and local amenities
- Council Tax Band A

**Guide Price £200,000**



# South Beech Avenue, Harrogate, HG2 7PE

## DESCRIPTION

Located on South Beech Avenue, this mid-terraced house presents an excellent opportunity for first-time buyers and investors alike. The property boasts four well-proportioned bedrooms, providing ample space for families or those seeking a comfortable home. With one full bathroom and an en suite connecting to the main bedroom on the second floor and an additional WC conveniently located on the ground floor, this residence is designed for modern living, ensuring that morning routines run smoothly.

The ground floor features a welcoming lounge, perfect for relaxation and entertaining guests. Adjacent to the lounge, the kitchen offers a functional space for culinary pursuits, while a dining room / bedroom provides additional space, with patio doors that open into a private courtyard, creating a serene outdoor space ideal for enjoying a morning coffee or hosting summer gatherings.

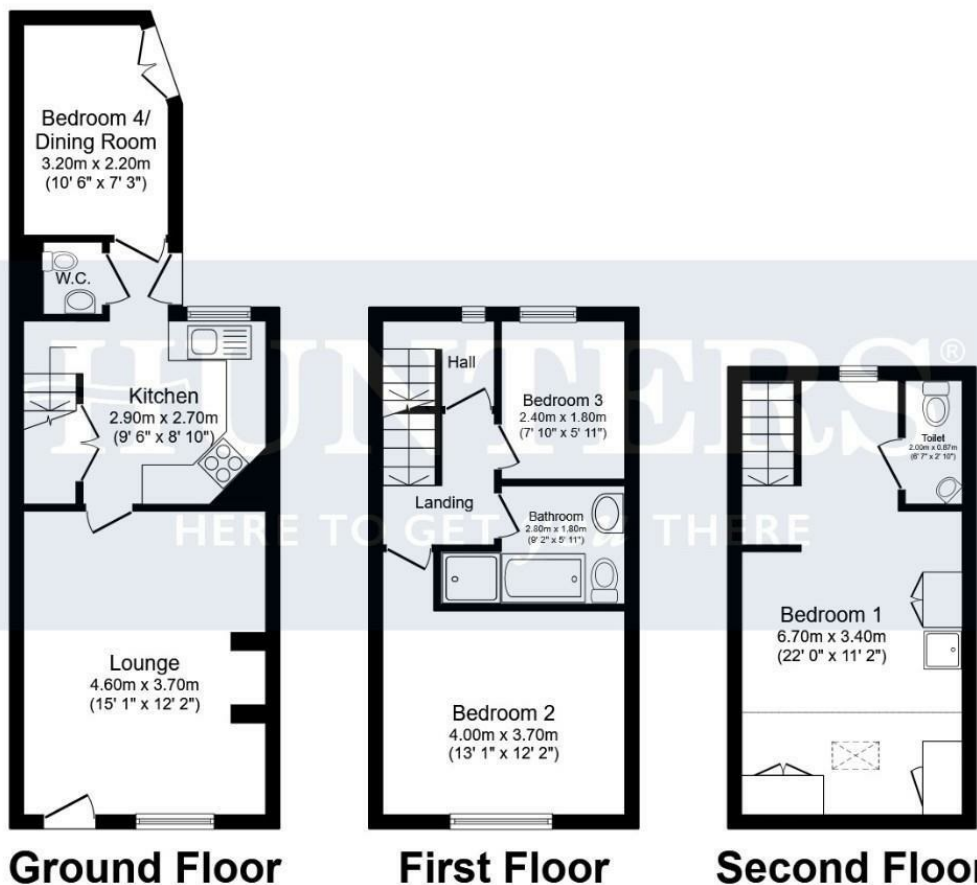
Situated in a prime location, this property is well-connected to public transport links, including nearby bus stops and a train station, making commuting a breeze. Additionally, local amenities are just a stone's throw away, ensuring that all your daily needs are easily met.

EPC  
Energy rating C  
This property produces 3.2 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: A







Total floor area 86.9 sq.m. (935 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



**Viewings**

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

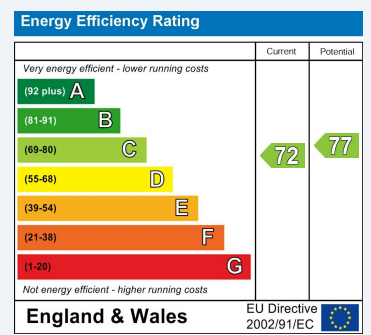
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
 Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

