



15 Beech Grove Court Beech Grove, Harrogate

£720,000 Guide Price

**VERITY
FREARSON**

**YOUR AWARD
WINNING AGENT**
#DARINGTOBEDIFFERENT



An impressive first floor apartment, occupying a prime position with direct views over the famous Harrogate Stray and benefiting from a private balcony. The property offers spacious and well presented accommodation throughout together with the rare advantages of a single garage and useful basement storeroom. Situated in the heart of Harrogate, the apartment enjoys easy level walking access to the town centre and its excellent range of shops, restaurants, cafés and transport links.

OUTSIDE

The property benefits from a single garage with electric door.

There is also a useful basement storeroom providing excellent additional storage space.

A particular feature of the apartment is its superb position overlooking the Stray whilst being just a short walk from the centre of Harrogate.

AGENT'S NOTE

EPC Rating: C

Service charge £4400 pa.

Council Tax band: F

Tenure: Freehold



ACCOMMODATION

A spacious reception hall welcomes you into the apartment and benefits from a range of fitted storage cupboards.

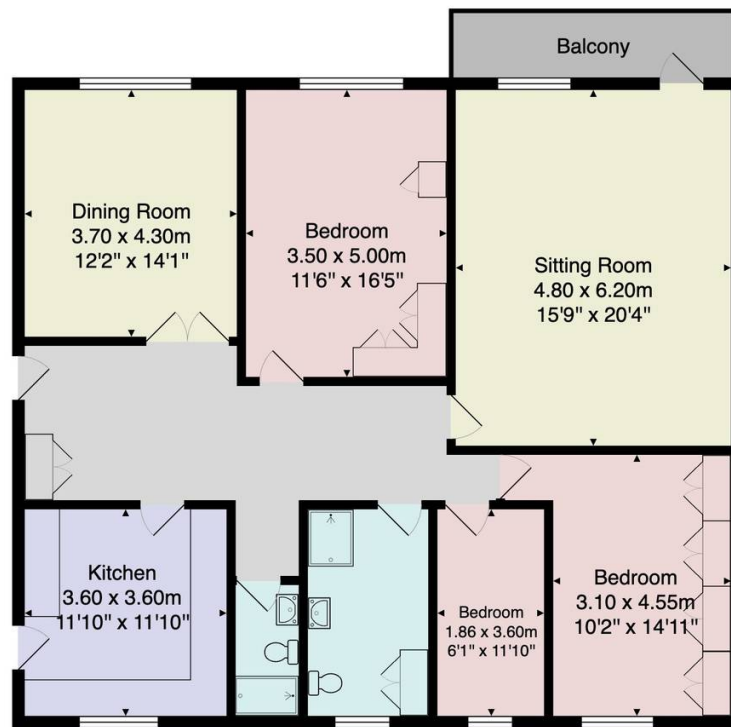
The sitting room is a particularly generous reception space with windows to two elevations, an attractive fireplace incorporating a living flame gas fire and direct access onto a private balcony enjoying delightful views over the Stray.

The modern kitchen is fitted with a range of wall and base units and incorporates integrated appliances including an induction hob, double oven, microwave, fridge / freezer, washing machine and dishwasher.

There are three good-sized bedrooms together with a further versatile room which could be utilised as an additional reception room, dining room or fourth bedroom, depending on the purchaser's requirements.

The accommodation is served by two shower rooms, each fitted with a WC, washbasin and shower.





Total Area: 134.4 m² ... 1447 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

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