



79 Beckwith Road, Harrogate

£575,000 Guide Price



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A significantly extended six-bedroom semi-detached house extending to approximately 1,750 sq ft, occupying a generous plot with a large enclosed rear garden and driveway. Situated in one of Harrogate's most sought-after south-west locations, the property is ideally placed for excellent schools and within walking distance of open countryside, RHS Garden Harlow Carr and the Pinewoods.

The spacious and versatile family accommodation has been considerably enhanced by a loft conversion completed in November 2019 and a rear extension finished in May 2021. The entrance hall has stairs rising to the first floor, a single door leading into the lounge and a large internal window that allows additional natural light to flow through from the front reception room.

Outside, a driveway provides off-road parking, with an EV charging point positioned at the side of the house and supplied with a 10-metre cable. An additional external cupboard, accessed from the driveway, provides useful storage.

To the rear is a particularly generous enclosed garden, with a decked seating area adjoining the house and a large lawn beyond, providing excellent space for children, entertaining and outdoor enjoyment. At the far end of the ground-floor extension is a further externally accessed store room, offering potential to be incorporated into the main accommodation, subject to the necessary consents.

Beckwith Road is situated in a highly regarded south-west Harrogate location, particularly convenient for Harrogate Grammar School and other well-regarded schools. The Pinewoods, RHS Garden Harlow Carr and beautiful open countryside are all within walking distance, while local shops, amenities and Harrogate town centre are also readily accessible.

Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: D

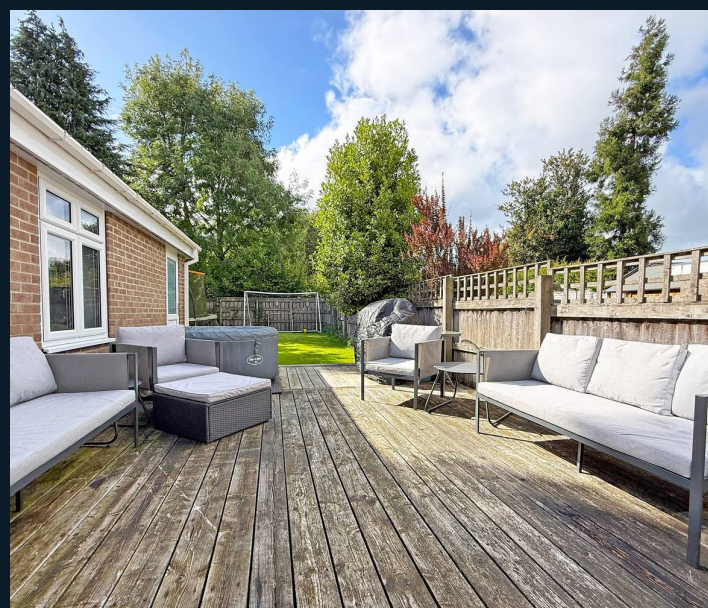
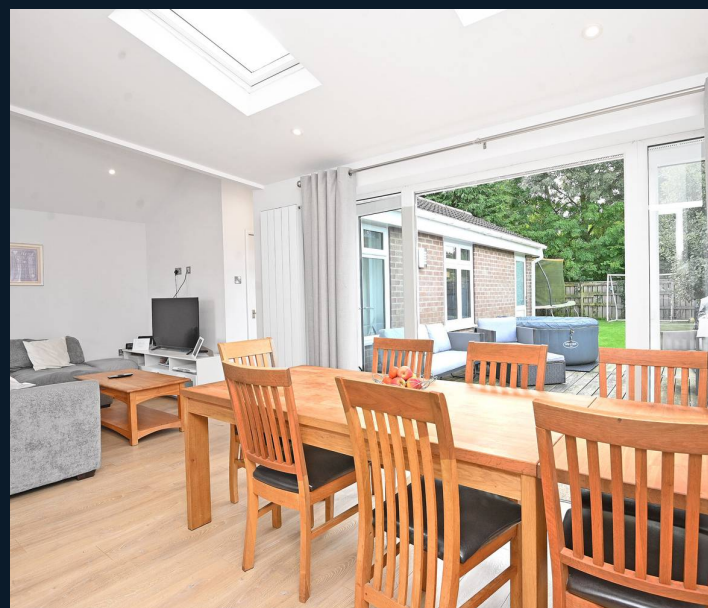


Positioned at the front of the house, the lounge is a generous reception room with a wide front window and a fireplace forming an attractive focal point.

A particular feature of the property is the impressive open-plan living and dining kitchen, providing excellent space for cooking, dining and everyday family life. Doors open directly onto a decked seating area, creating a natural connection with the rear garden. A separate utility room provides further storage and side-door access.

Beyond the kitchen is a versatile ground-floor bedroom, currently used as a home gym but equally suitable as a study, playroom or additional reception room. An adjoining modern shower room makes this part of the house particularly adaptable for guests, teenagers or multi-generational living.

The first floor provides two generous double bedrooms, a further single bedroom which could also be used as a home office, and a modern house bathroom with a bath and overhead shower. From the open landing, stairs continue to the second floor, where there are two further good-sized bedrooms and an additional shower room. This upper floor works particularly well as a principal bedroom suite, guest accommodation or a separate space for older children. In addition, there is access to eave storage.





Total Area: 162.5 m² ... 1750 ft²

All measurements are approximate and for display purposes only.

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