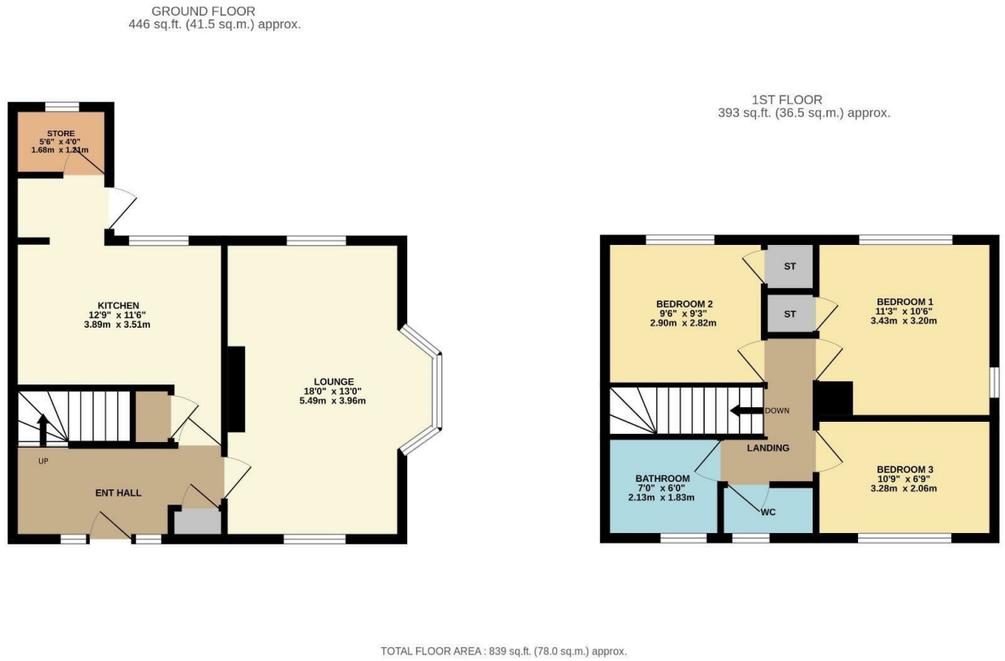
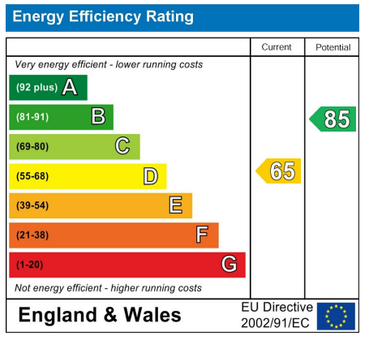
Floor Plan



TOTAL FLOOR AREA : 839 sq.ft. (78.0 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed out of Harrogate on the Otley Road and continue until you enter the village of Beckwithshaw. At the mini roundabout turn left, proceed beyond the church and Williams Court is found on your left hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band B Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£350,000

6 Williams Court, Beckwithshaw, Harrogate, HG3 1QP

3 Bedroom House

A beautifully presented three bedroom house offering well proportioned living accommodation throughout located in the ever popular village of Beckwithshaw situated on the outskirts of Harrogate.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

With gas fired central heating and double glazing the living accommodation comprises; entrance hall with a useful storage cupboard, spacious lounge with bay window and feature fireplace with a gas fire, a modern fitted kitchen with space for dining, a gas range cooker, plumbing for dishwasher and washing machine, space for tumble dryer, with a door leading out into the courtyard patio and a useful storage cupboard which currently houses the fridge freezer. There is also an understairs cupboard which creates useful storage.

On the first floor the landing leads to the master bedroom and a second double bedroom, both of which have storage space and the third bedroom which is currently used as a dressing room is a good size. There is a modern house shower room with walk in shower and hand basin and there is a separate w/c.

Outside

Outside there is off-road parking for residents - one allocated space for No. 6. There is a lawn area private to number six and then there are communal lawn areas. To the rear of the property there is a courtyard patio which creates a pleasant seating area.

Surrounding Area

The ever popular village of Beckwithshaw is on the outskirts of Harrogate with a very good Primary School, Church, popular pub in the Smith Arms and cricket club. It also benefits from being a short drive from Harrogate's town centre where there are a wide range of amenities, restaurants, bars etc, with fantastic rail links to Leeds, York and London Kings Cross. Also great access for Leeds Bradford airport.















