



Magnolia Place, Beckwithshaw, Harrogate, HG3 1FF

- NO ONWARD CHAIN
- Quiet setting close to the woodland around Harlow Carr
- Private garden to the rear of the property
- Convenient for Harrogate Grammar School and local amenities
- Early viewing highly recommended
- Located within the sought-after Magnolia Place development by Taylor Wimpey
- Main bedroom with fitted wardrobes and en-suite shower room
- Driveway parking for two cars and EV charging point
- Contemporary dining kitchen with integrated appliances
- Council Tax Band D



Guide Price £365,000

Magnolia Place, Beckwithshaw, Harrogate, HG3 1FF

DESCRIPTION

NO ONWARD CHAIN. Situated in the desirable Magnolia Place development by Taylor Wimpey, this well-presented three-bedroom home enjoys a quiet position close to the woodland surrounding Harlow Carr. The property is conveniently placed for Harrogate Grammar School, local amenities, and countryside walks.

The ground floor comprises a bright entrance hall with storage, a spacious front-facing lounge, and a modern dining kitchen fitted with integrated appliances and patio doors opening onto the garden. A downstairs WC completes this level.

Upstairs, the principal bedroom features built-in wardrobes and an en-suite shower room, alongside two further bedrooms and a stylish family bathroom.

Externally, the home benefits from a private rear garden with patio space. There is also a driveway to the front of the property with space for two cars and an EV charger already set up.

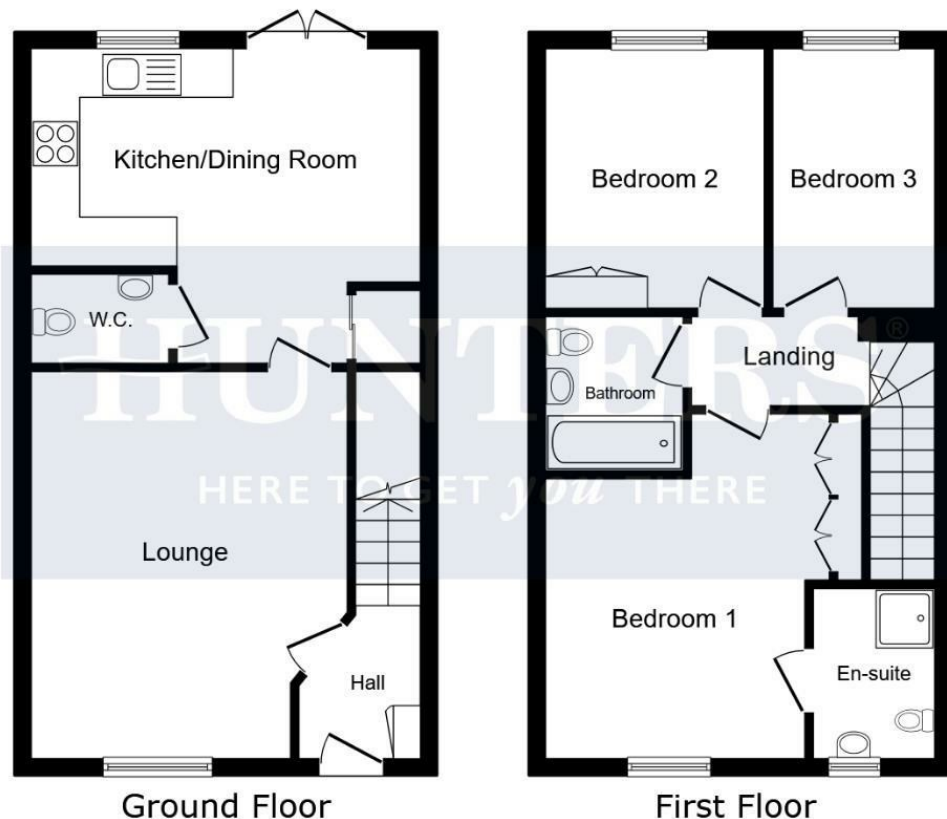
EPC
Energy rating B
This property produces 1.3 tonnes of CO₂

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





17, Magnolia Place, Harrogate, Beckwithshaw, HG3 1FF, GB



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.Propertybox.io

HUNTERS
HERE TO GET *you* THERE

Viewings

Please contact 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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



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

HUNTERS
HERE TO GET *you* THERE