

# HUNTERS<sup>®</sup>

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## Beckwith Close

Harrogate, HG2 0BJ

Council Tax: D

**Guide Price £300,000**





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## Entrance Hall

Access via UPVC double glazed door, radiator, storage cupboard, doors to:

## Lounge

15'8" x 11'1" (4.80 x 3.40)

UPVC double glazed bay window to front elevation, radiator, fire place with stone hearth, TV point.

## Kitchen

11'1" x 10'2" (3.40 x 3.10)

Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit with mixer tap, inset gas hob with extractor hood over and built-in double oven, plumbing and space for washing machine, space for tumble dryer, space for tall fridge freezer, radiator, UPVC double glazed window to rear elevation, UPVC double glazed door to:

## Rear Porch

UPVC double glazed windows to rear and side elevations, UPVC double glazed door to rear garden.

## Bedroom One

11'9" x 9'4" (3.60 x 2.86)

UPVC double glazed window to front elevation, radiator, fitted wardrobes, overhead units and dressing table.

## Bedroom Two / Dining Room

11'9" x 9'2" (3.60 x 2.80)

UPVC double glazed window, radiator, TV point.

## Bedroom Three

10'5" x 8'10" (3.20 x 2.70)

UPVC double glazed window to side elevation, radiator.

## Shower Room

Suite comprising corner shower unit with electric shower over and glazed doors, low level WC, pedestal wash hand basin, radiator, tiled walls, UPVC double glazed window to rear elevation.

## Garage

16'8" x 8'2" (5.10 x 2.50)

Up and over door, window to side elevation.

## Outside

A low maintenance gravel garden to the front with pathway leading to front door. A driveway provides ample off street parking. Gated access leads to an attractive rear garden laid mainly to lawn with mature borders, paved seating area, timber shed with fencing to perimeters.

## EPC

Environmental impact as this property produces 4.4 tonnes of CO2.

## Material Information

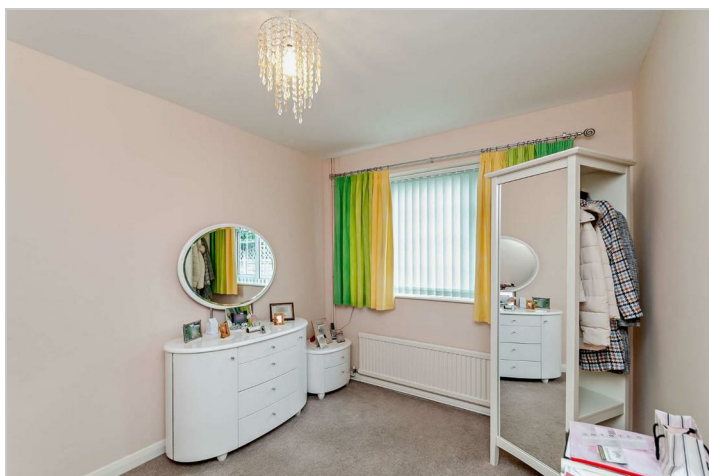
Tenure Type; Freehold  
Council Tax Banding; D

A spacious, three-bedroomed semi-detached bungalow, in a quiet cul-de-sac location in this sought after residential district on the southwest side of Harrogate. Just off Otley Road, the property is close to the local amenities and trendy restaurants on Cold Bath Road and within the catchment area of well regarded schools.

This true bungalow offers well-presented accommodation briefly comprising; covered porchway, entrance hallway providing access to light and bright lounge , 3 double bedrooms, well appointed kitchen and shower room. The property benefits from gas central heating and double glazing throughout.

To the outside, a pretty rear garden with lawn and a patio featuring a wooden shed. To the front, driveway parking for up to three cars leading to a single garage and a front lawn. Early viewing is highly recommended.

- SUPERB LOCATION
- Semi-detached Bungalow
  - Spacious lounge
  - Three bedrooms
- Fitted wardrobes in main bedroom
  - Rear porch
- Beautiful gardens to front and rear
  - Popular South side of Harrogate
  - Single Garage
- Driveway parking for up to three cars



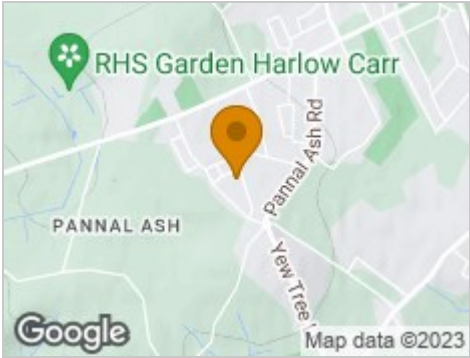
Road Map



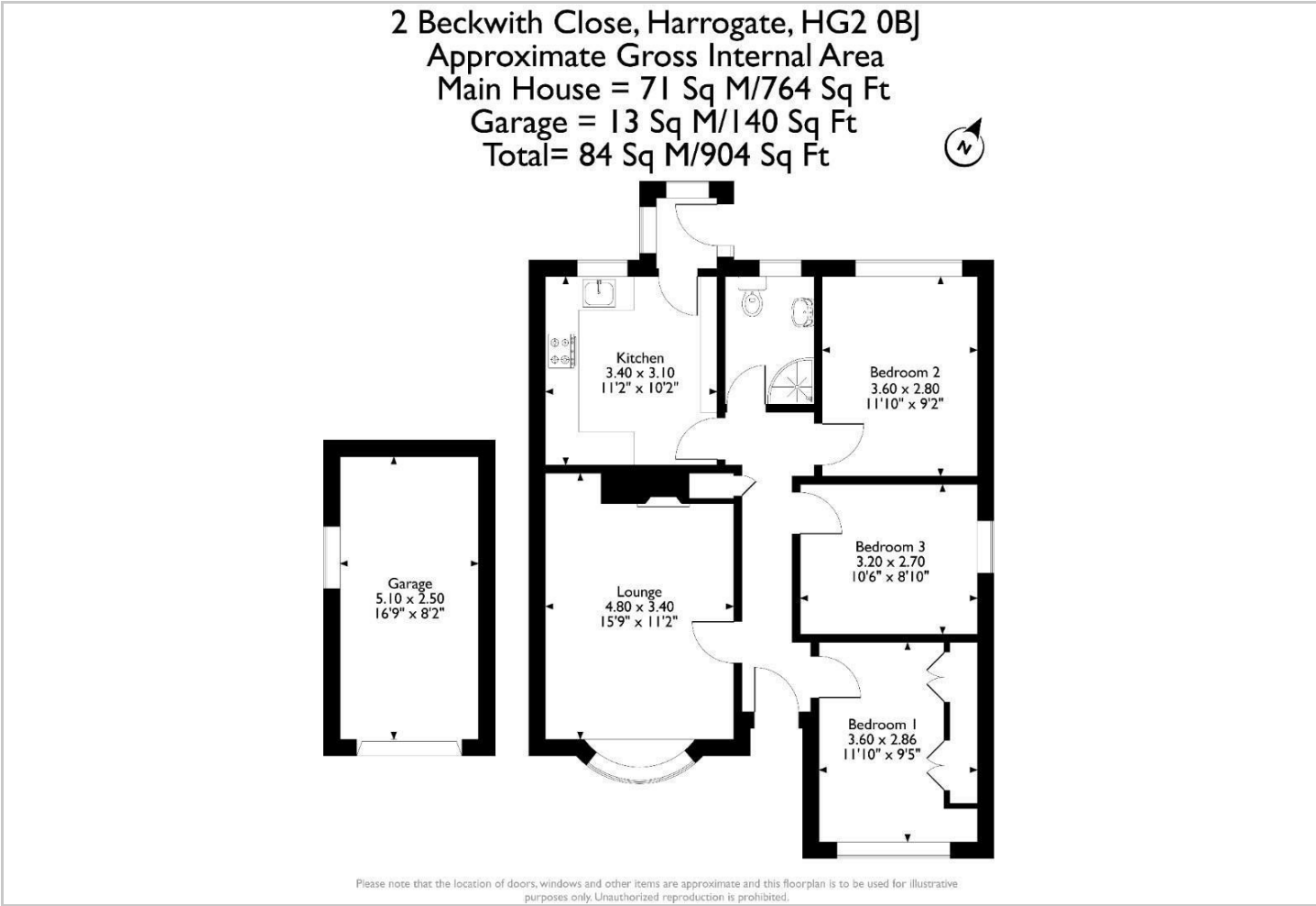
Hybrid Map



Terrain Map



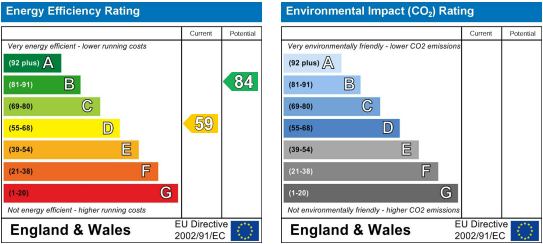
Floor Plan



Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.