



93 Beckwith Road, Harrogate

£375,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious three-bedroom semi-detached bungalow offering generous and well-appointed accommodation over two levels, with two reception rooms, attractive gardens, driveway parking and a garage. The property occupies a pleasant position within this quiet and popular residential area, conveniently placed for local shops, schools, Harrogate town centre and nearby open countryside.

The accommodation opens into a spacious reception hall with a glazed entrance door to the side. To the front are two separate reception rooms, including a generous sitting room with an attractive fireplace and a separate dining room, providing excellent flexibility for everyday living.

The kitchen is fitted with a range of modern wall and base units with work surfaces, together with space for a cooker, fridge and freezer and plumbing for a washing machine. A window overlooks the rear garden and a door provides access to the side. The ground-floor accommodation continues with a good-sized double bedroom with fitted wardrobes and a window overlooking the rear garden, together with a shower room fitted with a modern white suite comprising shower, washbasin and WC.

To the first floor are two further bedrooms, including a generous double bedroom with useful access to eaves storage. There is also a modern bathroom fitted with a white suite comprising panelled bath with shower attachment, washbasin with fitted storage and WC, complemented by contemporary grey tiling.

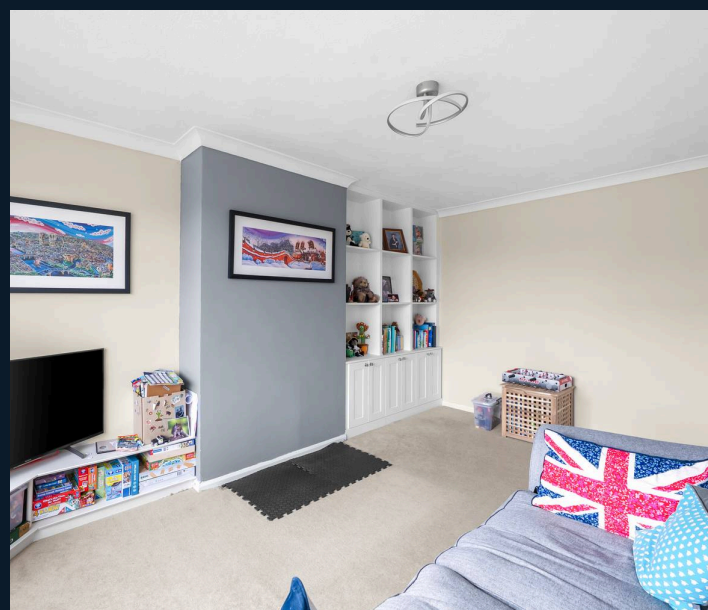
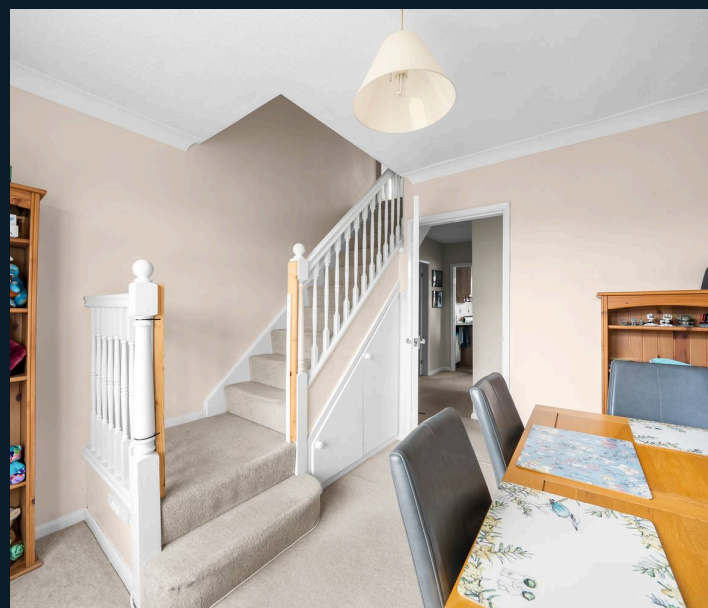
Outside, a driveway provides off-road parking to the front and leads to a single garage. To the rear is an attractive established garden with mature planted borders and a paved patio seating area, providing a pleasant space for outdoor dining and relaxation.

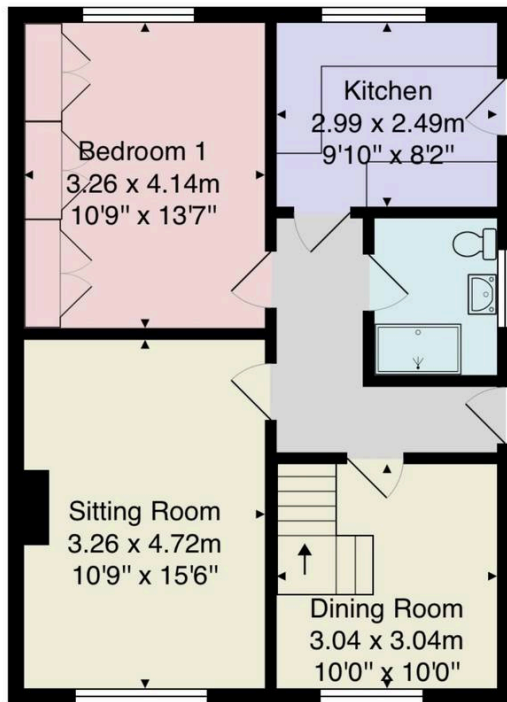
The property is conveniently situated for a range of everyday amenities, with local shops and schools within easy reach. Harrogate town centre is readily accessible, whilst nearby open countryside provides excellent opportunities for walking and recreation.

Council Tax band: TBD

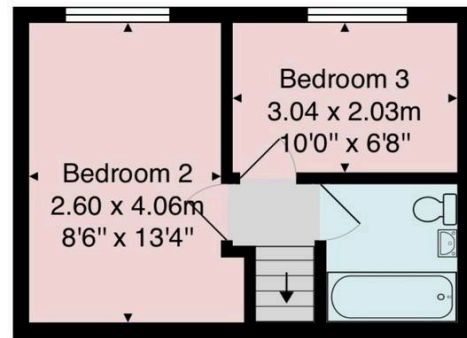
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Ground Floor



First Floor

Total Area: 81.4 m² ... 876 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.