

FOR SALE



Beech Street, Harrogate
Asking Price Of £180,000

MARTIN&CO



Beech Street, Harrogate

3 Bedrooms, 1 Bathroom

Asking Price Of £180,000

- Convenient & popular location
- Ideal for first time buyers
- Potential investment opportunity
- Generous accommodation
- Kitchen Diner

This deceptively spacious three-bedroom home is ideal for first time buyers and young families alike. Offering well-appointed accommodation over three floors with an enclosed courtyard to the rear.

Conveniently situated, on a well serviced bus route, within a short walking distance of local amenities. Including Starbeck Swimming Baths, the local primary school, an array of shops, cafes and Starbeck railway station. Ideal for commuting on the Leeds/York line.

In brief the property comprises:

A surprisingly spacious living room with a modern yet homely décor, with stairs leading to the first floor

Fantastic kitchen diner, at the heart of the home, fitted with a range of wall and base units, freestanding cooker, plumbing for a washing machine & tumble dryer as well as space for a fridge freezer. Ample room for dining. External door leading to the enclosed rear garden.

To the first floor you will find the main bedroom as well as the third bedroom making an ideal nursery or home office.



The well-presented house bathroom with shower over bath, basin and toilet.

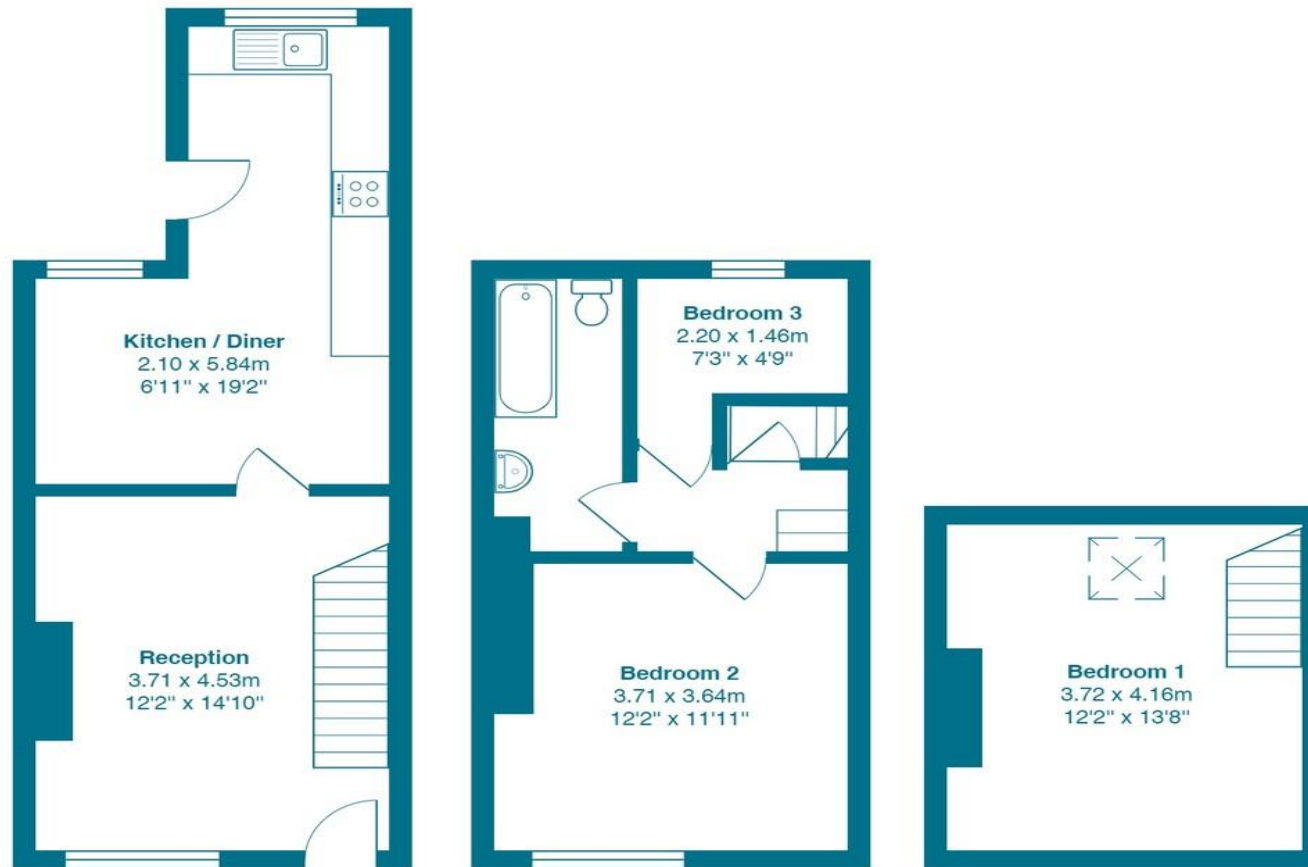
Additional stairway leading to the second floor, where the attic space has been converted to a spacious double bedroom with Velux window.

To the rear there is a low maintenance, south facing courtyard, which is securely enclosed and has a shed offering handy additional storage.

Tenure: Freehold
Council tax band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





Beech Street, Harrogate, HG2 7PL

Total Area: 76.3 m² ... 821 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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