

**TO LET**



**Beech Road, Harrogate, HG2 8EA**  
**£1,200 PCM**

  
**MARTIN&CO**





## Beech Road, Harrogate

Semi-Detached House,  
Three bedroom, One bathroom

£1,200 PCM

Date available: Available Now

Deposit: £1,380

Unfurnished

Council Tax band: C

- Sought after area
- Fantastic local amenities
- Close to Hornbeam Railway station
- Easy access to A61 Leeds Road
- Ideal family home
- Garage
- Large garden



Martin & Co are delighted to offer to let, this charming three bedroomed semi-detached property situated on Beech Road, Harrogate. This lovely property would be ideal for both couples and families alike. The landlord would also welcome pets, with consideration.

Beech Road is situated within the Oatlands area of Harrogate, south of the town centre. Within proximity of an array of local amenities, shops, cafes, primary schools, recreational areas and countryside/woodland walks. Ideally positioned for commuting with access to the A61 Leeds Road, a regularly serviced bus route within a few minutes' walk and Hornbeam Railway station located nearby.

This traditional 1930's semi-detached has been within the same family for several decades. Having been recently updated with fresh décor and new carpets throughout by the landlord. The electrics have also been updated to meet current standards, the addition of a USB socket in all reception rooms and bedrooms, thoughtfully adds further convenience. This fantastic property is now ready for the next occupants to make it their happy home.

Upon entering the property, you are welcomed into the hallway leading to the well-proportioned living room, which has a homely charm, feature fireplace and a light and airy feel thanks to its large bay window and glass panelled doors leading through to second reception.

The homely feel continues into the second reception which also has a feature fireplace at its focal point. Ideal for using as an additional living space, a dining space or playroom.

Flowing through to the third reception, which offers further flexible living space, and access to the rear garden via the sliding patio doors.

The separate kitchen has been fitted with a range of wall and base units, free standing cooker, undercounter fridge and freezer.

The addition of the utility room offers a practical space with both a washing machine and tumble dryer included.

Heading upstairs the fresh décor and newly fitted carpets continue. There are two good size double bedrooms, both of which benefit from fitted wardrobes, utilising the alcoves.

The third bedroom would be suitable for younger members of the family or as a home office. The bedroom has benefits from a fold down bed platform to allow for flexibility of use.





The house bathroom has a shower over bath, and wash basin. The separate WC is next door, with its own hand basin.

There is a drop-down ladder on the landing offering access to the attic space which has been fully boarded and carpeted, the Velux window allows for natural light. There is a bank of useful storage cupboards under the eaves.

Externally there are gardens to both the front and rear of the property. The front garden is enclosed and has a selection of flowers to the borders and a raised bed for growing fruits and vegetables. There is off street parking available for one car as well as unrestricted on street parking.

To the rear, the well-established garden offers a certain charm, there is a patio area, ideal for al fresco dining, a useful outbuilding, and water butt.

The larger than average standalone garage, with double doors offers plenty of storage space. There is a lawn mower provided, for use by the occupants and the garden waste bin license will be provided by the landlord.

We understand that the property is serviced by mains electricity, gas and water services.

Estimated broadband speeds: 18MBPS - standard speed up to 1000 MBPs Ultra speed

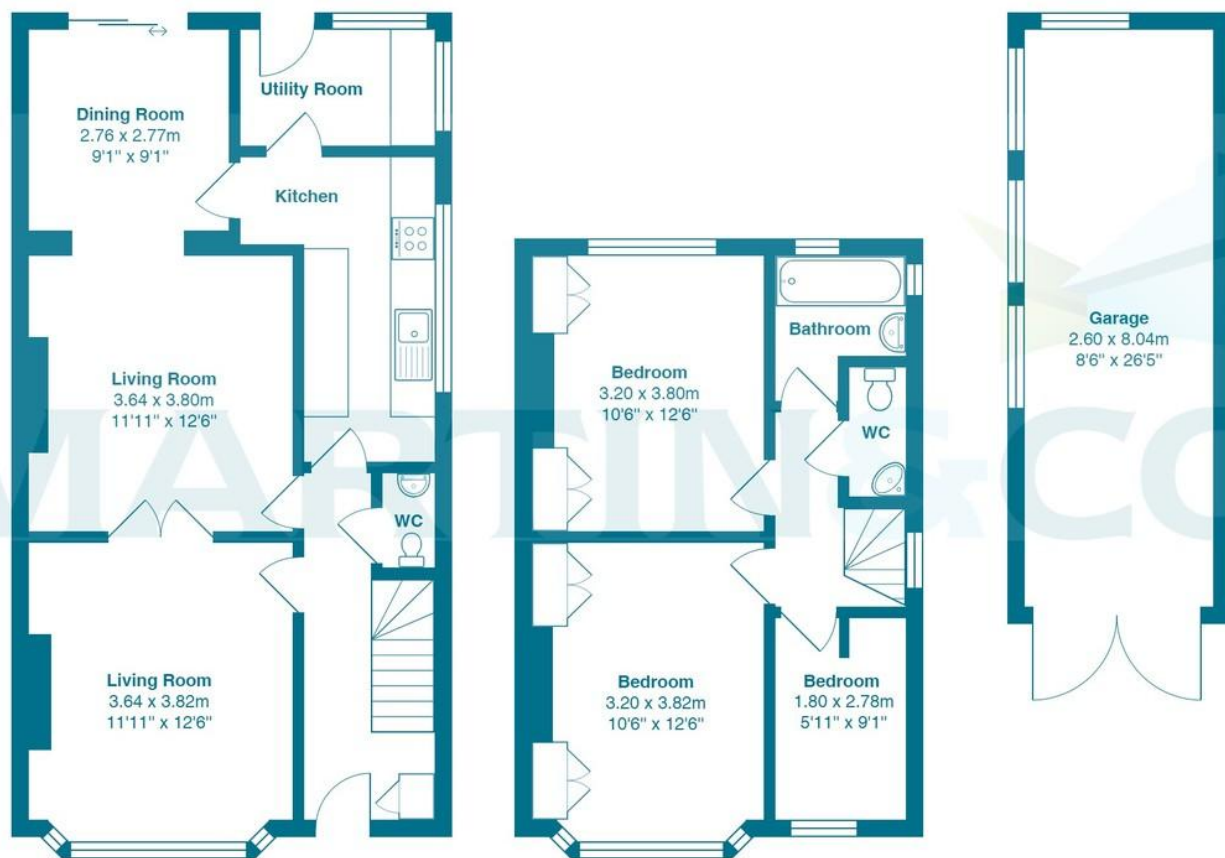
Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY, BT & VIRGIN

Flood Risk: Rivers & Seas - No Risk Surface water- Very Low

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





Beech Road, Harrogate, HG2 8EA

Total Area: 123.4 m<sup>2</sup> ... 1328 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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