



VERITY
FREARSON

42 BECKWITH ROAD, HARROGATE, HG2 0BN

£650,000

42 BECKWITH ROAD,

Harrogate, HG2 0BN

A well-presented four-bedroom detached family home occupying a delightful corner plot with enclosed gardens, double garage and ample off-street parking, situated in one of Harrogate's most sought-after south-west locations, ideally positioned for excellent schooling and within walking distance of RHS Harlow Carr, the Pinewoods and open countryside.

This superb detached family home offers spacious and well-balanced accommodation extending to over two floors, having been thoughtfully maintained and updated to provide contemporary living spaces ideally suited to modern family life. Occupying an enviable corner plot within this highly desirable residential setting, the property combines spacious internal accommodation with attractive private gardens and excellent outdoor space. The generous corner site offers scope to the extend the current living accommodation, subject to the necessary consents.

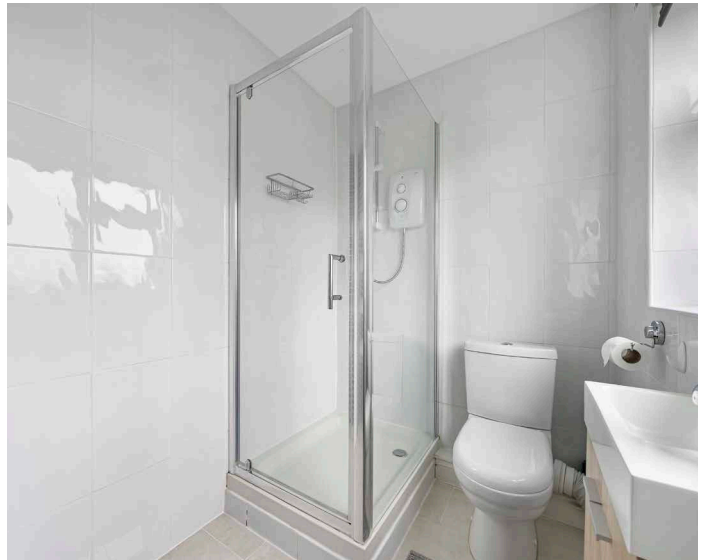
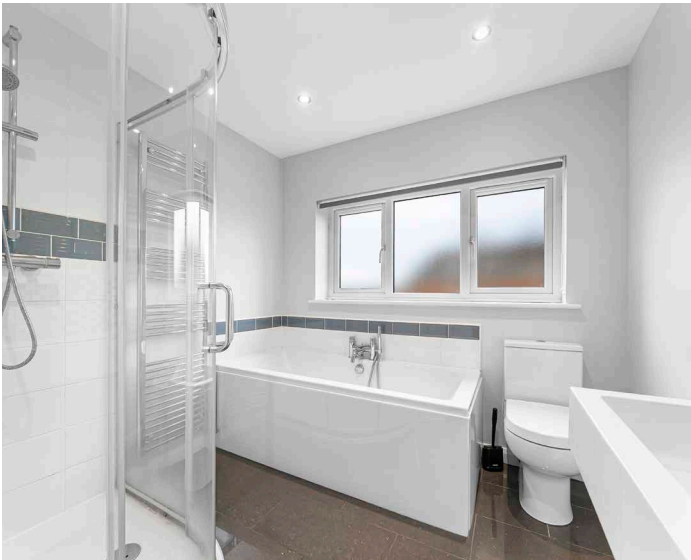


Sitting Room · Dining Kitchen · Study · Cloakroom

4 Bedrooms · En-Suite And Dressing Room · Bathroom

Off-Road Parking · Double Garage · Large Lawned Garden







ACCOMMODATION

GROUND FLOOR

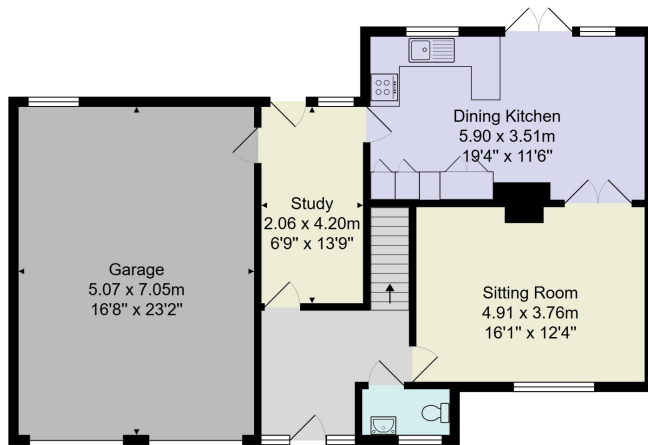
The welcoming reception hall leads through to a generously proportioned sitting room, bathed in natural light from a large front-facing bay window and centred around a contemporary gas fire. Glazed double doors open through to the heart of the home – an impressive open-plan dining kitchen.

The dining kitchen provides a wonderful family and entertaining space, fitted with a comprehensive range of contemporary high-gloss units complemented by extensive work surfaces and integrated appliances. A spacious dining area enjoys views over the rear garden and benefits from French doors opening directly onto the outdoor seating areas, creating a seamless connection between inside and out. Beyond the kitchen is a useful study, ideal for home working, together with internal access to the double garage.

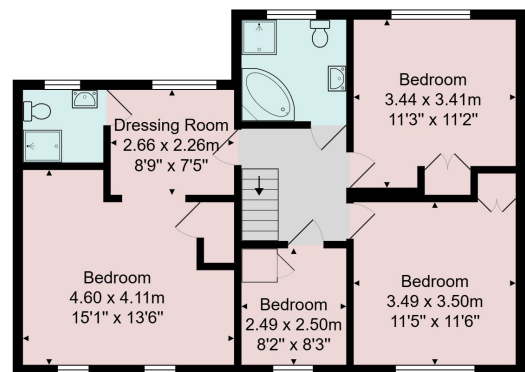
FIRST FLOOR

To the first floor, the impressive principal bedroom suite provides a peaceful retreat, featuring a spacious double bedroom with dual-aspect windows, a dedicated dressing area and a modern en-suite shower room. Three further well-proportioned bedrooms are served by a stylish family bathroom, fitted with both a separate shower enclosure and bath, making it perfectly suited to family living.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 170.8 m² ... 1839 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.
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Outside

Outside, the property enjoys a delightful position on a generous corner plot with attractive enclosed gardens extending around the rear and side elevations. Predominantly laid to lawn, the gardens feature mature trees, established planting and well-stocked borders, creating a private and colourful setting throughout the seasons. A substantial decked terrace and paved seating areas provide excellent spaces for outdoor dining and entertaining. To the front, a driveway provides ample off-street parking and leads to a double garage, offering excellent storage and practical family convenience.

Location

The property forms part of an established and highly regarded residential area on Harrogate's favoured south-west side, renowned for its excellent schooling, family-friendly environment and easy access to some of the town's most attractive outdoor amenities. The Pinewoods, RHS Harlow Carr Gardens and miles of surrounding countryside are all within walking distance, whilst Harrogate town centre is readily accessible and offers an extensive range of shopping, dining and leisure facilities together with rail links to Leeds and York.

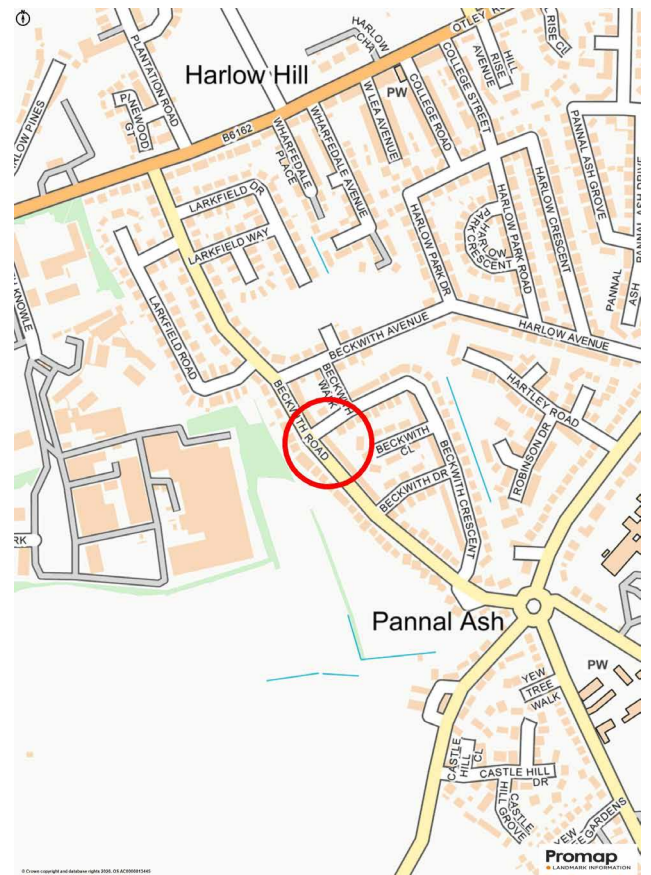
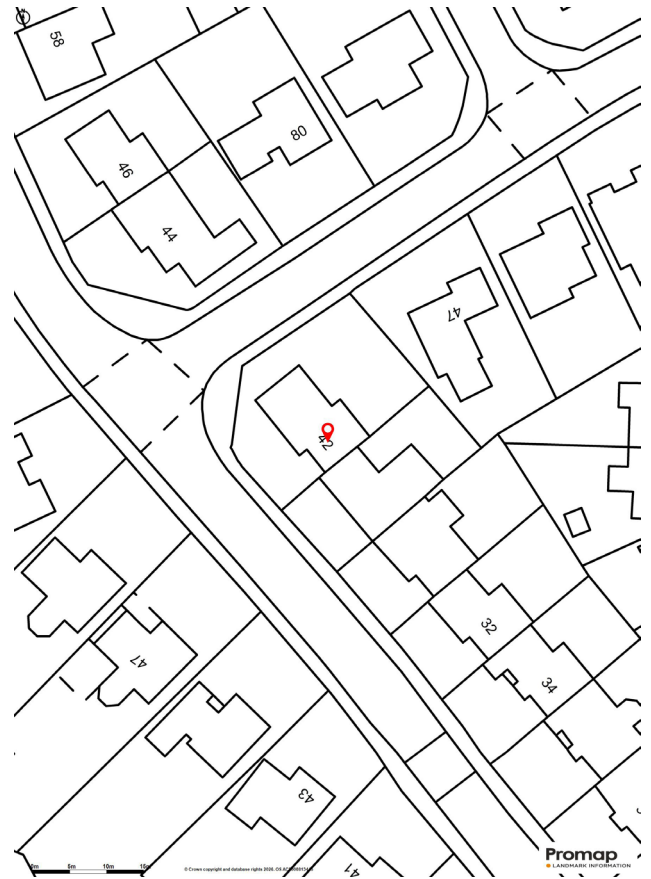
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(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	
WWW.EPC4U.COM			

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