

Floor Plan



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Directions

Proceed up Otley Road and turn left onto Beckwith Road where the property is easily found on the left-hand side marked by Hopkinsons for sale board.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£395,000

108 Beckwith Road, Harrogate, HG2 0BS

2 Bedroom Bungalow - Dormer
Semi Detached

A beautifully presented extended semi detached bungalow that features a first floor master bedroom with ensuite shower room located in a very popular near town centre location. No chain involved.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

Internal inspection strongly recommended.

With a new entrance porch with useful double opening storage cupboard the property offers a reception hall, lounge with fitted gas fire and useful storage cupboards .

There are two ground floor bedrooms one with a fitted wardrobe. The larger could be utilised as a dining room as it opens up into the conservatory. There is a modern fitted kitchen with space for a slimline dishwasher, Integrated 4 ring gas, hob and fan assisted electric oven. There is a ground floor bathroom with Mira shower over the bath.

At first floor there is a master bedroom with a good range of fitted wardrobes and a luxury ensuite shower room.

Outside there are well tended shaped lawned gardens with flowerbed borders. There are mature trees together with an enclosed further garden area that provides a delightful private sitting area.

Approached off Larkfield Drive there is a detached single garage with an up and over entrance door and a useful side carport with double opening gates. Large attached greenhouse to the rear.

Ample off street block paved parking.

