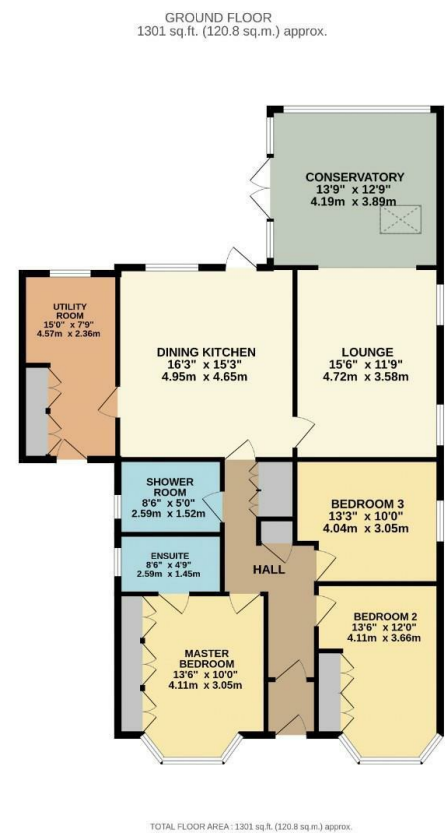
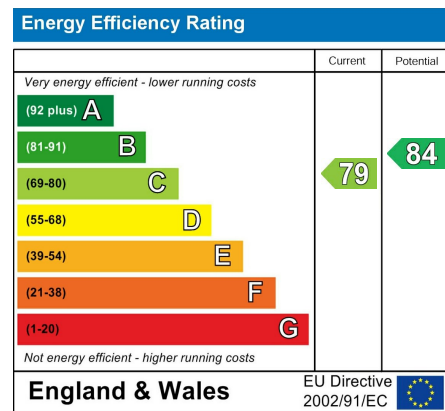


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Leeds Road (A61) and at the traffic lights just before M&S Foodhall turn left onto Hookstone Road. Just before the Hornbeam Park train station is Beechwood Grove on the right hand side, where the property is easily found on your left by a Hopkinsons For Sale board.

Council Tax Band E 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.



£650,000

15 Beechwood Grove, Harrogate, HG2 8QP

3 Bedroom Bungalow - Detached

A beautifully presented three bedroom detached bungalow which has been extended offers flexible and spacious living accommodation throughout benefitting from a superb location on the ever popular south side of Harrogate.



HOPKINSONS
E S T A T E A G E N T S

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

Description

The Property

With gas fired central heating, double glazing and solar panels with storage battery, the living accommodation comprises, entrance porch leading into the hallway which has two really useful storage cupboards, master bedroom with built in wardrobes and a modern ensuite shower room with walk in shower, w/c and hand basin with a vanity unit. Second and third double bedrooms and a modern house shower room with w/c, hand basin, walk in shower and useful vanity unit providing storage.

To the rear of the property is the amazing dining kitchen with quartz worktops, integrated dishwasher, freestanding fridge and freezer, Neff oven and additional microwave, induction hob, central island and space for a good sized dining table, a door leads into the spacious lounge with feature fireplace housing the wood burning stove and the room opens into the garden room which has a great view of the lovely gardens and benefits from a fully insulated roof with Velux. There is a separate utility room with built in storage cupboards and space for a washing machine and a tumble dryer and a door leading out to the front of the property.

Outside

Outside through electric gates is a large block paved driveway offering lots of parking space for multiple vehicles. There is a path the runs down the side of the utility room and into the rear garden where there is a large storage shed right in front of you. There are doors leading out from the garden room and the kitchen onto the raised flagged patio which creates a great entertaining space and steps leading down onto the lawn which is surrounded by shrubs and hedges making it easy to maintain, another patio and summerhouse.

Surrounding Area

Located on the popular south side of Harrogate and benefitting from the wide range of amenities on Leeds Road including Marks & Spencer's Foodhall, variety of shops, very good primary and secondary schooling options close by. There is fantastic transport links with the regular 36 bus between Harrogate and Leeds, also going to Ripon. Hornbeam train station is at the end of the street so ideal for commuters with being on the York, Harrogate and Leeds line with a direct train to London Kings Cross from Harrogate station daily.

