78 BEECH ROAD

Harrogate



BEADNALL
Copley

Nestled in a sought-after neighbourhood, this charming semi-detached house offers a perfect blend of modern comfort and classic elegance. Boasting three spacious bedrooms, a loft room, a sleek family bathroom, and three bright reception rooms, this property is ideal for families or professionals seeking a peaceful retreat.

NO ONWARD CHAIN

Asking Price:
£485,000

PARTICULARS

Harrogate, HG2 8EA

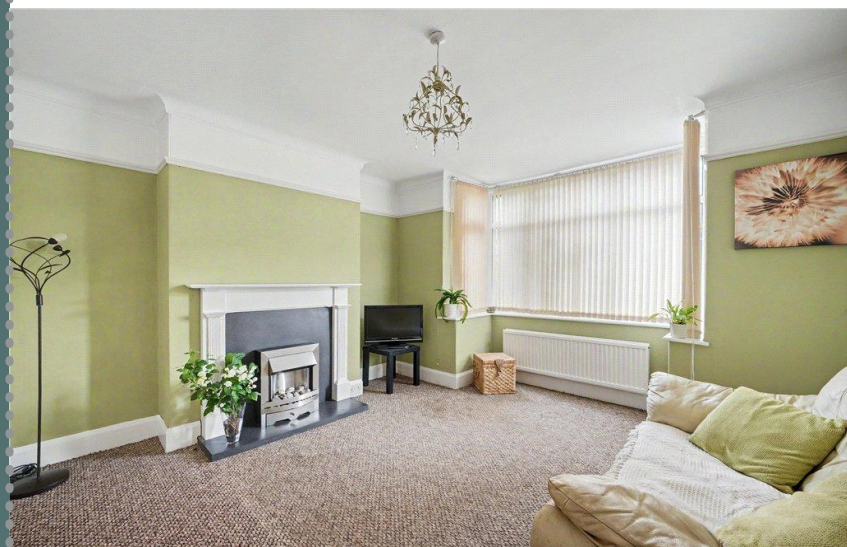
This well-presented family home offers light and spacious accommodation throughout and benefits from gas central heating and double glazing.

The accommodation briefly comprises an entrance hall leading to a well-appointed kitchen with integrated appliances, which opens into the dining room and provides access to the rear garden. Off the hallway is a spacious sitting room featuring a bay window, together with a second reception room offering flexibility as a family room, lounge, playroom, or home office.

To the first floor are three generously proportioned bedrooms, two of which benefit from built-in wardrobes. The third bedroom features a staircase leading to the useful attic space which enjoys delightful views over the impressive rear garden. A bright and airy landing serves the bedrooms, together with a fully tiled family bathroom.

Externally, the property boasts a generous and beautifully landscaped rear garden with a patio area, ideal for outdoor entertaining and family enjoyment. To the front, a long driveway provides ample off-road parking and leads to the garage, while side access provides convenient entry to the rear garden.

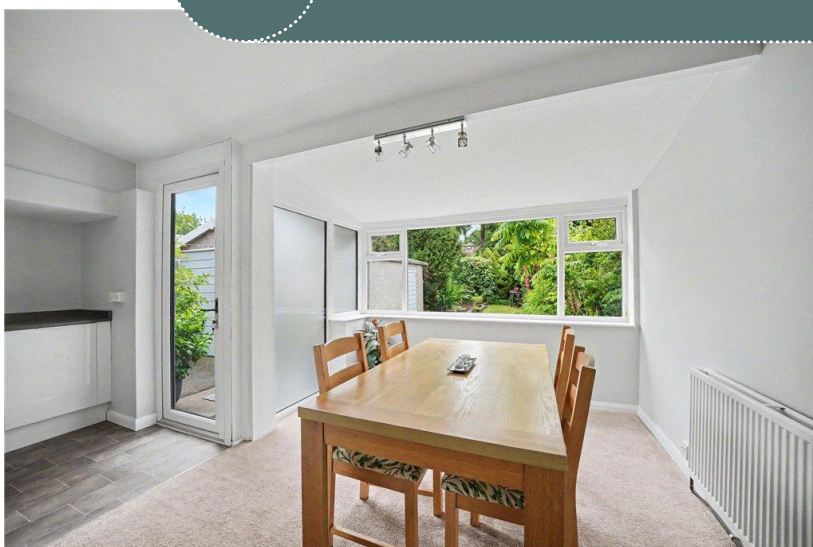






For further information visit:
www.beadnallcopley.co.uk







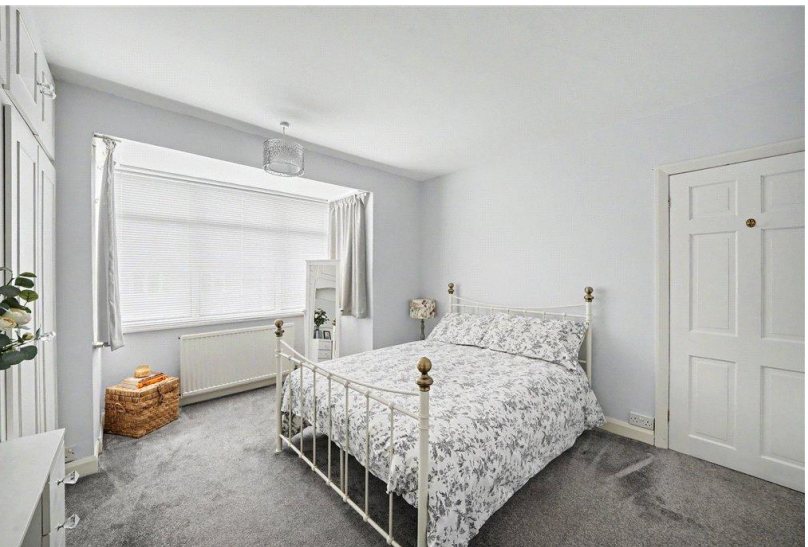
SITUATION

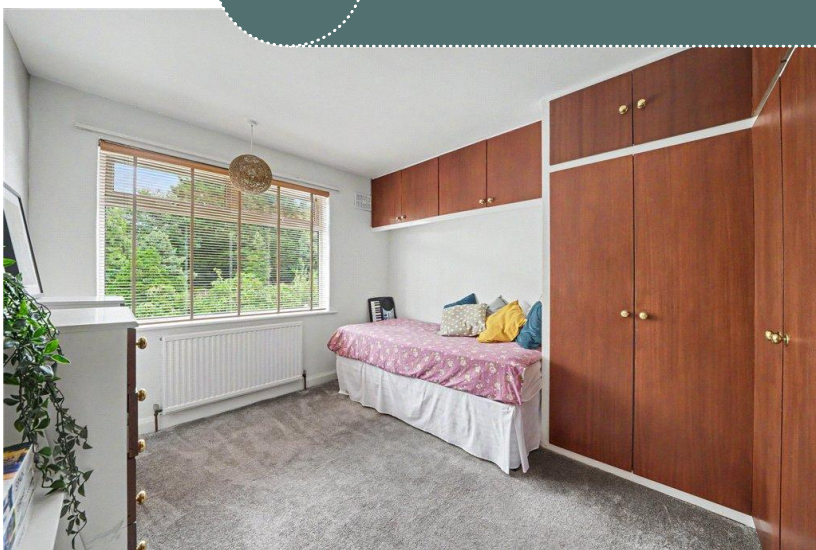
A thriving market town

Beech Road is situated to the south of the town off the Leeds Road, which supports an excellent range of amenities catering for most daily needs. There are excellent schools for all age groups within walking distance, as is the railway station at Hornbeam Park.

- Rail Links
- Schools
- Road Links
- Eateries
- Shops

For further information visit:
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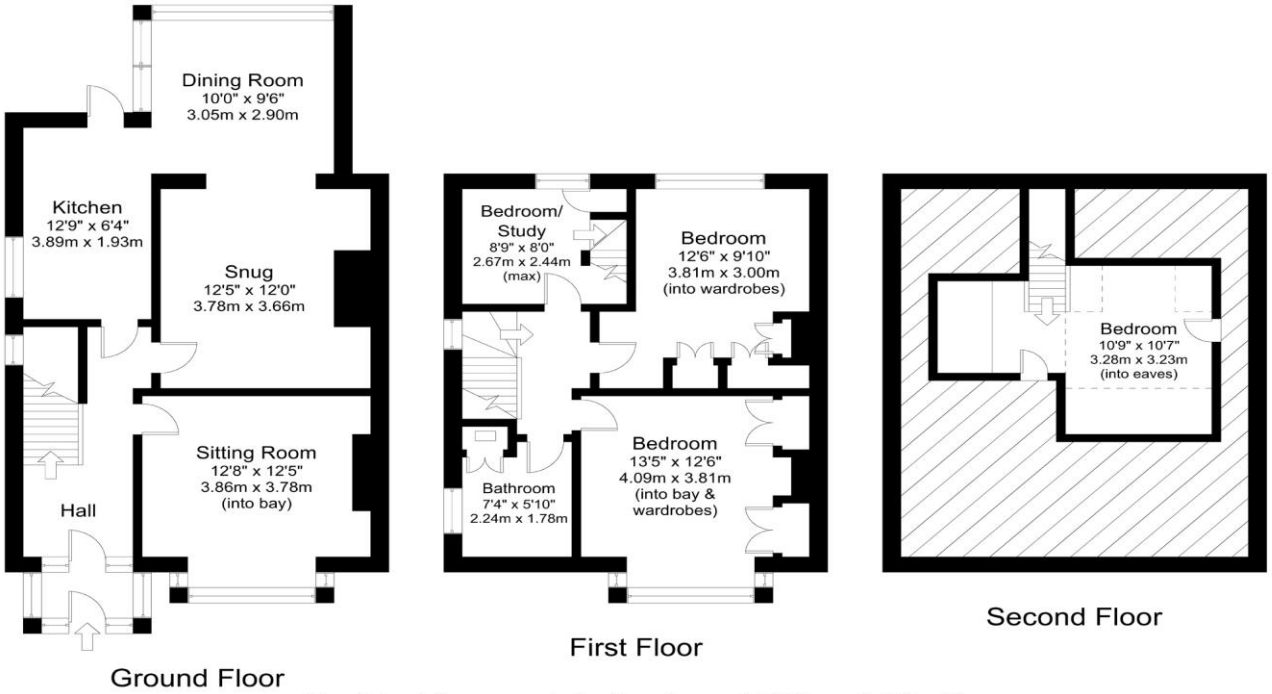






LIFESTYLE

Vibrant Community Living



Gross internal floor area excluding Eaves (approx.): 106.8 sq m (1,150 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

To book a viewing call us on:
01423 503 500 or email us:
harrogate@beadnallcopley.co.uk

Directions
From Station Parade proceed to the traffic lights adjoining York Place, turn right signposted to Leeds and proceed to the Prince of Wales roundabout. Turn left on to the Leeds Road Continue straight on at the next roundabout, just after Marks and Spencers take the first left-hand turn on to Beech Avenue and right on to Beech Road where the property will be identified by our For Sale board.

Lettings Service
Our Lettings Service offers landlords a comprehensive and professional service for residential lettings. We have the expertise and marketing skills to attract good calibre tenants and to manage properties diligently. Please call our Lettings Division on Harrogate (01423) 505458 or email lettings@beadnallcopley.co.uk

Tenure
Freehold

Services

Energy Rating
A full copy of the Energy Performance Certificate is available upon request.

Property Misdescription Act
These particulars are intended only to give a fair description of the property as a guide to prospective purchasers accordingly (a) their accuracy is not