





Bewerley Road,HARROGATE HG1 2AX

william h brown

welcome to

Bewerley Road, HARROGATE

A spacious and versatile four-bedroom detached family home, offering well-proportioned accommodation throughout. Benefitting from a driveway providing off-street parking and a beautifully maintained enclosed rear garden, this attractive property is ideally suited to a range of buyers.













Ground Floor
Porch
Features double glazed french doors.

Dining/ Playroom
A spacious and versatile second reception room featuring a large double-glazed window, allowing plenty of natural light to fill the room. Benefiting from recessed spotlights, a fitted radiator, and ample space for a variety of uses.

Kitchen/ Diner
A spacious and well-appointed kitchen/dining room, fitted with a comprehensive range of wall and base units incorporating complementary work surfaces and a tiled splashback. The kitchen features an integrated dishwasher, oven, electric hob with extractor hood over, inset sink and drainer unit, and ample space for additional appliances. There is plumbing for icemaker and water behind fridge/freezer, automated recessed spotlights, while the generous dining area provides ample space. The room also benefits from a large built-in storage cupboard, providing excellent additional storage. French doors lead through to the second reception room, enhancing the versatile flow of the accommodation.

W.C
A convenient ground floor W.C. features a fitted radiator, a toilet and wash hand basin set within a vanity unit providing useful storage.

Utility
A useful utility room providing excellent additional storage space, complete with plumbing for a washing machine, electrical sockets, and ample room for household appliances and everyday essentials.

Store
Useful storage space that can accessed via inside the home or externally.

Lounge
A spacious lounge featuring two large double-glazed windows that flood the room with natural light. The room provides ample space and centres around a stylish feature electric fireplace, creating a warm and inviting focal point. Further benefits include a fitted radiator and decorative coving to the ceiling.

First Floor
Landing
Features built in cupboards.

Bedroom One
A spacious double bedroom featuring a large double-glazed window allowing plenty of natural light to fill the room. The room benefits from recessed spotlights, a fitted radiator. Further enhancing its appeal, the bedroom enjoys the convenience of a private en suite shower room.

En Suite
A modern en suite shower room comprising a shower cubical, W.C., and pedestal wash hand basin. The room is complemented by tiled flooring, part-tiled walls, recessed spotlights, and a double-glazed window.

Bedroom Two
A double bedroom featuring a large front double-glazed window. The room benefits from a fitted radiator and built-in wardrobe providing useful storage.

Bedroom Three
A single bedroom benefitting from a double-glazed window and a fitted radiator. Currently utilised as a home office, this versatile room would also make an ideal nursery, study, or child's bedroom.

Bedroom Four
A single bedroom featuring a double-glazed window. The room benefits from a fitted radiator and built-in storage cupboards, providing useful storage space.

Bathroom
A well-appointed family bathroom comprising a tiled bath with shower attachment, W.C., and wash hand basin set within a vanity unit providing useful storage. The room is finished with contemporary tiled walls and flooring and benefits from a double-glazed window.

External
To the front of the property is a block-paved driveway providing ample off-street parking. A landscaped garden area with a fish pond, decorative gravel and mature shrubs enhances the attractive kerb appeal.
To the rear is a beautifully maintained enclosed garden, ideal for outdoor entertaining. The garden features a substantial lawn, raised decked seating area, and further decked pathway, offering multiple spaces to relax and enjoy the outdoors. Mature planting borders add colour and interest, while a useful garden shed provides additional storage. The garden is fully enclosed by fencing, creating a private and secure outdoor space.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

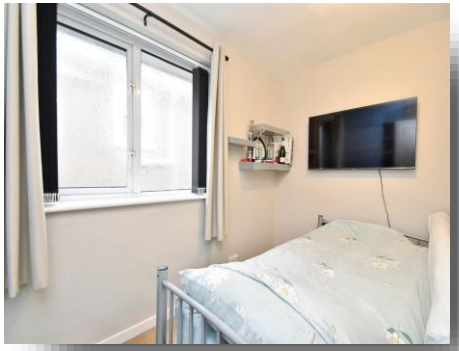
Bewerley Road, HARROGATE

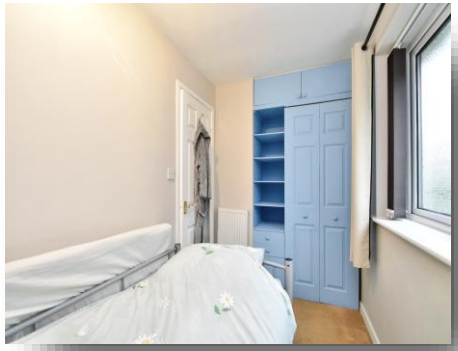
- DETACHED
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY TO FRONT PROVIDING OFF STREET PARKING
- WELL MAINTAINED ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over

£400,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HRG107965 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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