

**4 BEECH GROVE COURT
BEECH GROVE
HARROGATE, HG2 0EU**



**NICHOLLS
TYREMAN**

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A fabulous opportunity to purchase a first floor apartment, located within this purpose built block, on the favoured Beech Grove, overlooking the magnificent Harrogate Stray and being within level walking distance of the Harrogate town centre.

Entrance Hall | Living Room | Dining Room | Breakfast Kitchen | Cloakroom with wc

Three Bedrooms | Bathroom

Balcony | Communal Gardens | Visitor Parking | Double Garage

Council Tax: F | Energy Rating: TBC | Tenure: Freehold

£725,000





The property truly requires an internal inspection to appreciate the light and airy, well planned accommodation, with stunning views to the front, high ceilings and the added benefit of double glazing.

Steps lead to a communal entrance hall with staircase and lift to the large, first floor communal landing with access to the rear service staircase.

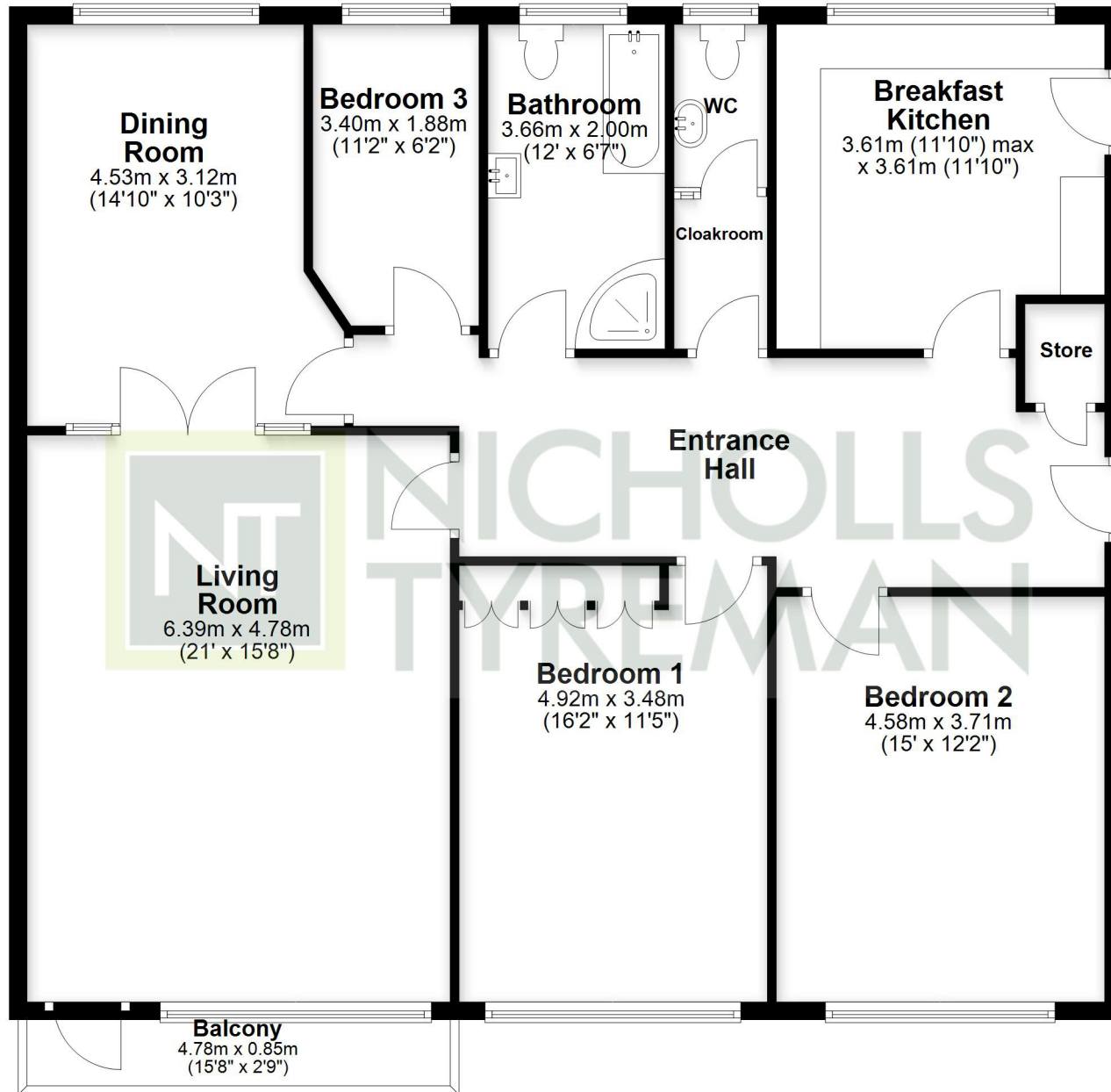
Apartment Four comprises: Spacious entrance hall, breakfast kitchen with fitted units, integrated appliances, double glazed window to rear with pleasant outlook and access to the rear service staircase, large living room with feature fireplace, door leading to the balcony with stunning views over the Harrogate Stray, double doors lead to the dining room. There are three bedrooms, a fully tiled bathroom with separate shower cubicle, cloakroom and separate wc.

To the lower ground floor there is a separate storage cupboard and a further open store area.

To the front of the property are meticulously maintained communal gardens, visitor parking and driveways leading to the rear where there is a double tandem garage.



First Floor



Total area: approx. 133.6 sq. metres (1437.8 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.