



**3 BEECH GROVE HOUSE**  
Beech Grove, Harrogate

**Carter Jonas**



## 3 BEECH GROVE HOUSE, BEECH GROVE, HARROGATE, HG2 0ES

Town centre - 5 minutes walk  
Leeds - 17 miles  
York - 22 miles

Popular location · Spacious accomodation · Breakfast kitchen · Two double bedrooms · Two en suite bathrooms · Large open plan sitting and dining room · Sun room/third bedroom · Cloakroom · Residents parking · Communal gardens · Basement storage · Lift to all floors · Small garage

Located on the raised ground floor of this well maintained building with lift, this individual apartment provides spacious and flexible accommodation including a large reception hall, a particularly generous open plan sitting room and dining area, additional sunroom and kitchen, together with two double bedrooms, both with an en-suite bathroom, plus a cloakroom.

The property has the advantage of being positioned towards the rear of the building, yet still with views across The Stray, and further benefits include a small garage in addition to the use of residents' parking spaces and also has a useful basement storage room.

The property provides very well maintained and spacious accommodation within this popular building on the edge of the famous Harrogate Stray and is within a few minutes' walk of the town centre and its associated amenities.

Beech Grove House stands within attractive and well maintained communal grounds and residents have use of the private parking spaces.

**A SPACIOUS WELL MAINTAINED 2/3 BEDROOM RAISED GROUND FLOOR APARTMENT REQUIRING SOME COSMETIC MODERNISING, IN THIS ENVIABLE LOCATION OVERLOOKING THE FAMOUS HARROGATE STRAY AND JUST A SHORT, LEVEL WALK INTO THE TOWN CENTRE.**



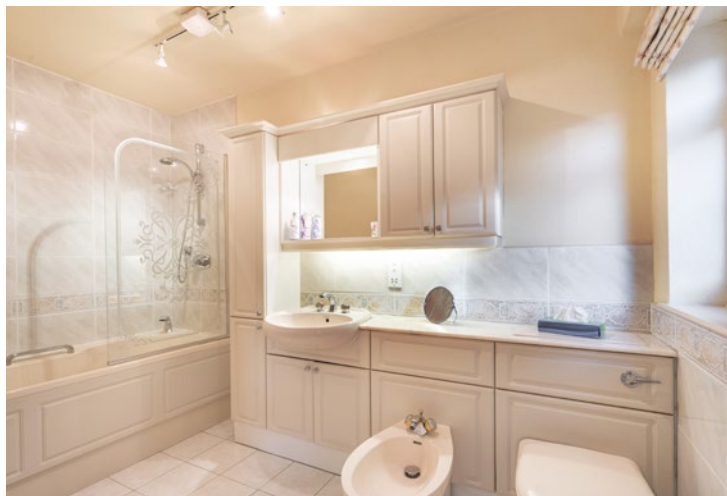


An internal viewing is strongly recommended to appreciate the excellent opportunity for a buyer to add their own taste to a spacious apartment in this fantastic location.

**Agents Note:** No dogs allowed. Offered for sale with no onward chain.

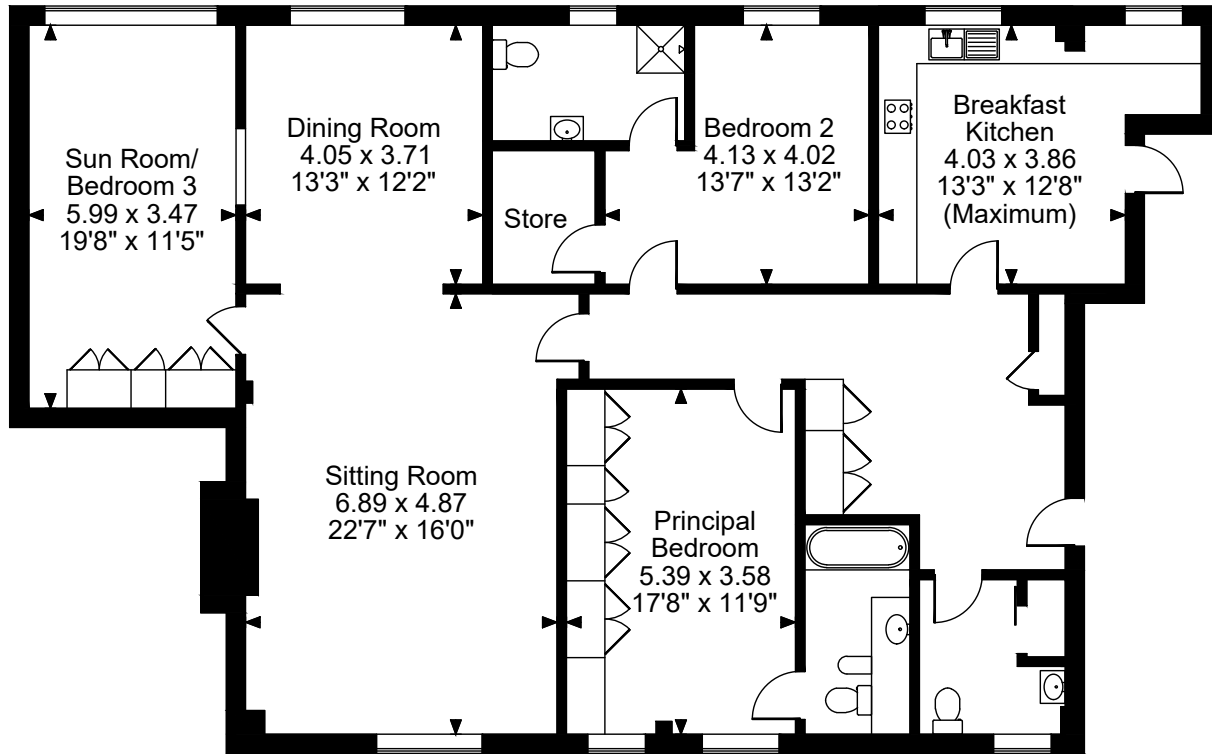
**Tenure:** We are advised that the apartment is held on the balance of a 999 year lease which commenced in 2003. The current service charge is £823.78 per quarter.

**Viewings:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.





**3 Beech Grove House, Harrogate**  
**Approximate Gross Internal Area**  
**1,786 sq ft / 166 sq m**



**Raised Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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