



**80 BECKWITH CRESCENT, HARROGATE, NORTH YORKSHIRE, HG2 0BH**  
£1,850 per month

**Carter Jonas**

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## 80 BECKWITH CRESCENT, HARROGATE, HG2 0BH

- Available Early December
- Unfurnished
- Four bedrooms
- EPC Band D
- Council Tax Band F
- Pets Considered

### THE PROPERTY

Available early December, 80 Beckwith Crescent is a spacious four bedroomed, detached property conveniently situated on the popular south side of Harrogate.

Briefly the accommodation comprises a naturally bright hallway, well-proportioned sitting room with a gas burning fire, kitchen with a selection of fully fitted units with space for a free-standing oven, fridge-freezer, washing machine and dishwasher as required, separate dining room with garden views, office and a useful WC conveniently positioned off the hallway.

To the first floor the primary bedroom is a spacious double with views over the rear garden, there are three further double bedrooms and a family bathroom comprising a bath with shower over, WC and basin.

Externally, there is large garden with established shrubs and borders, a single garage which can be utilised for storage purposes and a selection of small outbuildings which can be utilised for storage purposes.

The nearby A59 and A61 link roads provide direct routes through to Leeds, York and the A1(M) both North and South. Harrogate railway station is situated nearby and provides direct rail access to York, Leeds and then onto the national rail network.

There are also a large variety of highly regarded public and private schools in the local area.

This delightful property offers spacious family living accommodation, a fantastic location and would be ideal for anyone with commuter needs.

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Electricity, gas, water and sewerage are all on a mains supply.

Internet and Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Offered unfurnished.

Pets considered.

The deposit will be £2,134 (5 week's rent) at a rental value of £1,850 per calendar month.

The holding deposit will be £426 (1 week's rent) at a rental value of £1,850 per calendar month.

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## ADDITIONAL INFORMATION

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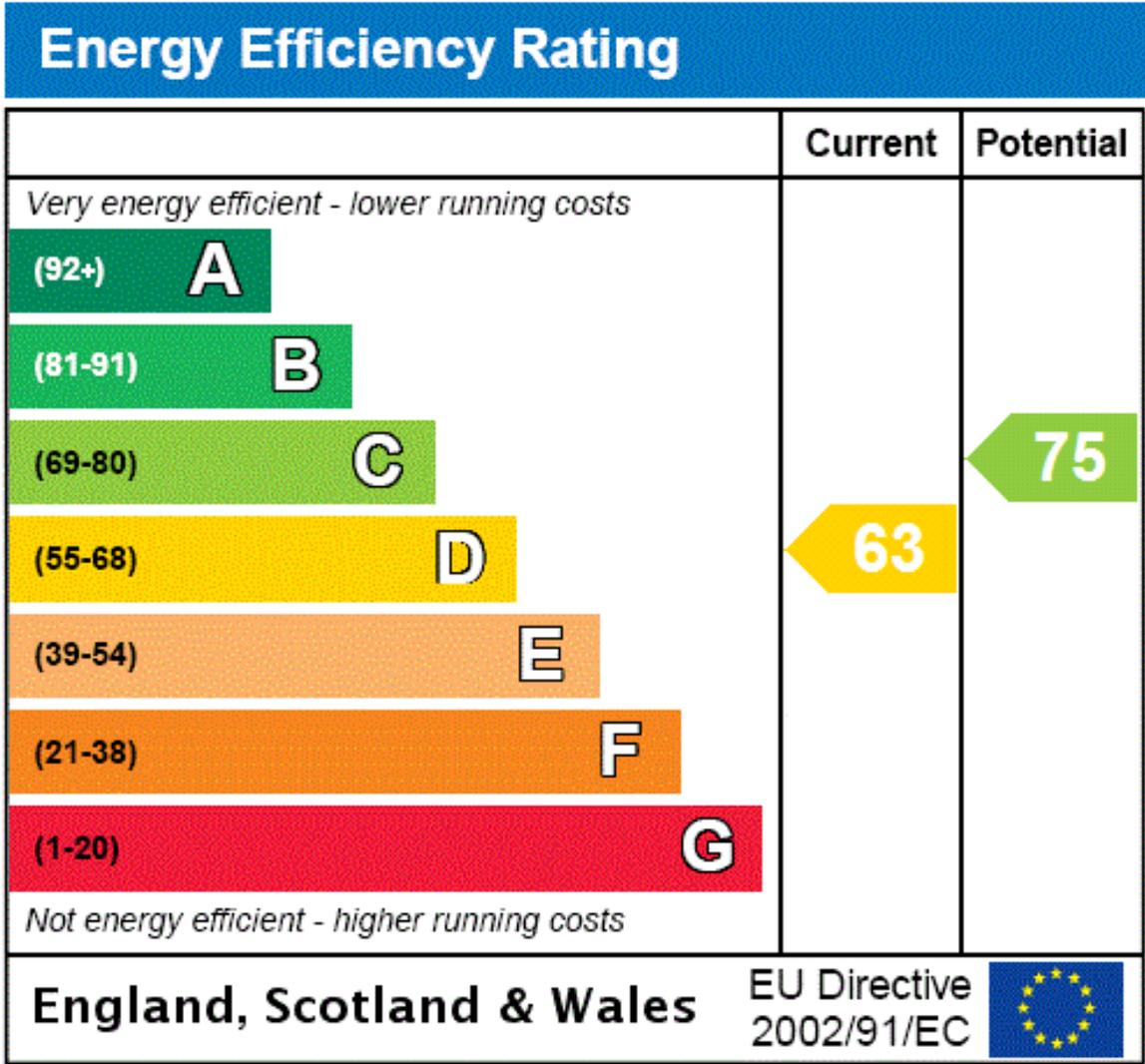
Offers Available for a minimum term of 6 months, longer terms will be considered

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Viewing Strictly by appointment only

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**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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