



Long Lane House, Beckwith Head Road, Harrogate £1,500,000



An impressive detached residence which offers extensive and extremely flexible family accommodation on a generous plot, so conveniently placed on the south western edge of the town close to both open countryside and the centre.



Description

A stunning family home of recent construction, originally built in 2006 and latterly improved and adapted, to suit the current owner's requirements. The property has the benefits of numerous stylish features, including a solid Oak floor in the sitting room and family/cinema room, quality bespoke kitchen with Pippy Oak units, granite worksurfaces and fully integrated appliances.

The accommodation is particularly flexible with four reception rooms in the main house, five double bedrooms, four with en-suite facilities and the house bathroom. There is a separate annexe, ideal for a dependant relative, work from home space or a nanny, comprising of open plan sitting room with kitchen, double bedroom and shower room.

The property has the benefit of oil fired central heating, with the option to convert to mains gas as this is available in the road outside and sealed unit double glazing. Due to the property's recent





construction it is particularly cost effective to run and is built to modern specifications with regard to energy efficiency.

The property is approached via electric gates, which open onto a block paved apron and driveway providing parking for numerous cars, and giving access to a double garage and gym. The house is set in professionally landscaped lawned grounds with deep mature borders, walls and fencing providing a wealth of privacy and security.

Long Lane House occupies a delightful position, enjoying the benefits of its close proximity to both the centre and the open countryside surrounding the town. Due to its location on the south western side of the town it will no doubt appeal to the commuter as easy access can be gained to the larger cities within the area by road and rail and also air with Leeds Bradford airport nearby. There are a wealth of schools in Harrogate in both the private and public sectors which are within close proximity and the delightful walks on the doorstep at Harlow Carr Gardens and the Valley Gardens and pine woods.

Council Tax Band

Band G.

Directions

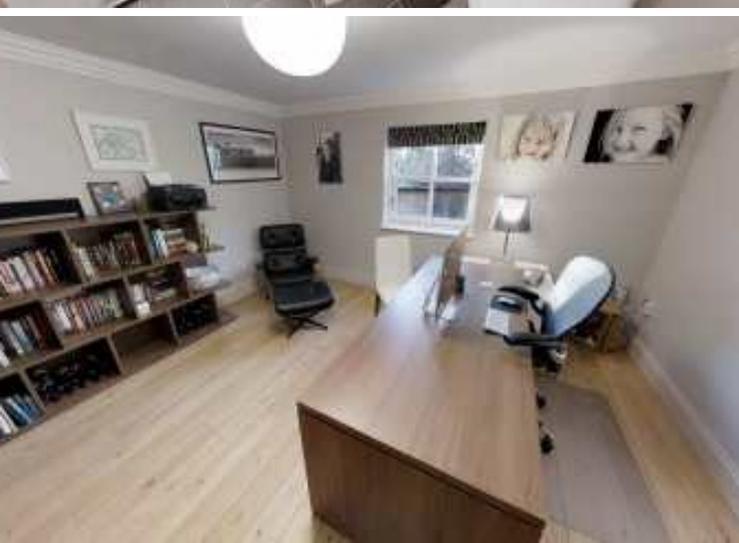
Leaving Harrogate via the Otley Road proceed to the top of Harlow Hill and down the other side, passing The Pine Marten on your left. Take the next left hand turn, Long Lane House will be found after approximately quarter of a mile on your right hand side.

Details Prepared

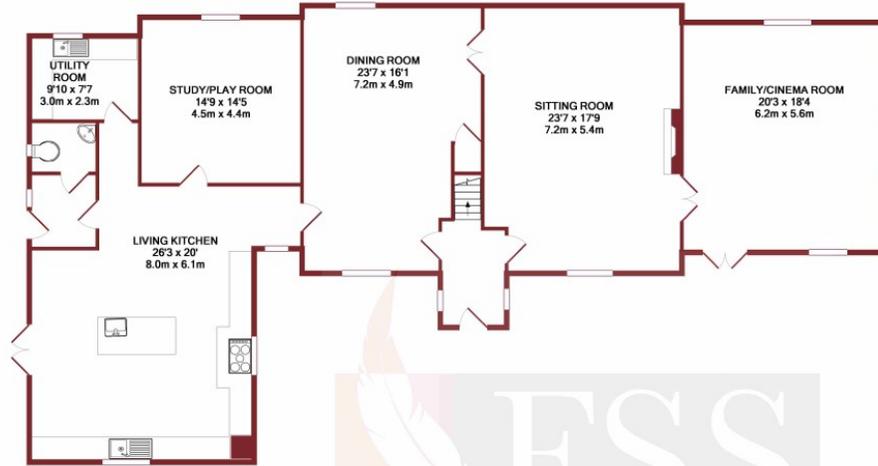
15th November 2017.



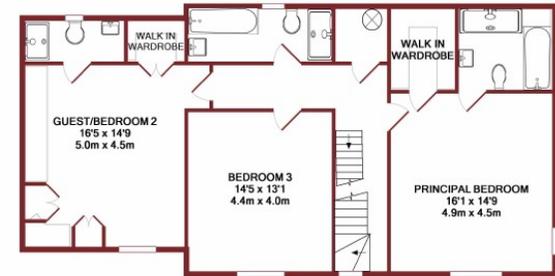




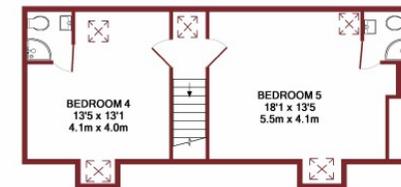




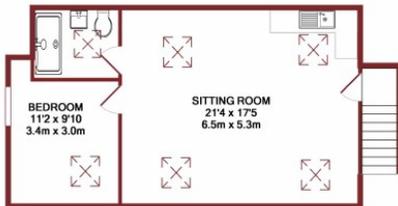
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ANNEXE ABOVE GARAGE



TOTAL APPROX. FLOOR AREA 4941 SQ.FT. (459.0 SQ.M.)
Made with Metropix ©2017

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Energy Efficiency Rating		Current	Potential
100-92.55	A		
92.55-85.00	B		
85.00-77.50	C		
77.50-70.00	D		
70.00-62.50	E		
62.50-55.00	F		
55.00-47.50	G		
47.50-40.00		71	73

Not energy efficient - higher running costs
EU Directive 2002/91/EC
England & Wales

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