



## **BEECH LODGE**

St James' Drive, Harrogate

**Carter Jonas**



## BEECH LODGE, 7 ST JAMES' DRIVE, HARROGATE, HG2 8HT

Harrogate Town Centre - 1 mile

Leeds City Centre - 15 miles

A1 (M) - 9 miles

**GROUND FLOOR:** Central reception hall · Cloakroom  
Sitting room · Family room · Superb living kitchen · Utility room · Basement with store room and boiler room · Guest bedroom with dressing area and an en suite shower room

**FIRST FLOOR:** Landing · Principal bedroom, dressing room and an en suite bathroom · 3 further double bedrooms – each with en suite bath/shower rooms

**OUTSIDE:** Accessed off Belgrave Crescent via a sliding electrically operated gate · Secure part covered parking area · Garage · Generous gardens to the front and side  
Large south west facing terrace

Beech Lodge occupies a superb position in a highly desirable residential area in the favoured south side of Harrogate. The Stray and town centre are within an easy walk - the town offers a wealth of facilities and amenities including an array of shops and a good range of bars and restaurants . Good schools are located nearby including Harrogate Grammar School, St Aidan's and St John Fisher Academy. For the commuter, the business centres of Leeds, Bradford and York are within daily travelling distance and rail services to Leeds, York and London's Kings Cross are easily accessible from stations in Harrogate town centre and Hornbeam Park.

Beech Lodge is a superb detached property providing stylishly and immaculately presented family accommodation, arranged over two floors, offering just over 4,000 sqft (372 sqm) of living space. The property is presented to a very high standard with quality fixtures and fittings throughout.

**A SUBSTANTIAL AND IMMACULATLY PRESENTED DETACHED PROPERTY EXTENDING TO JUST OVER 4,000 SQFT (372 SQM), PROVIDING COMPLETELY REFURBISHED ACCOMODATION WHICH IS IDEAL FOR EVERYDAY FAMILY LIVING, SET IN ATTRACTIVE LANDSCAPED GARDENS AND SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL NEIGHBOURHOOD ON THE SOUTH SIDE OF HARROGATE.**







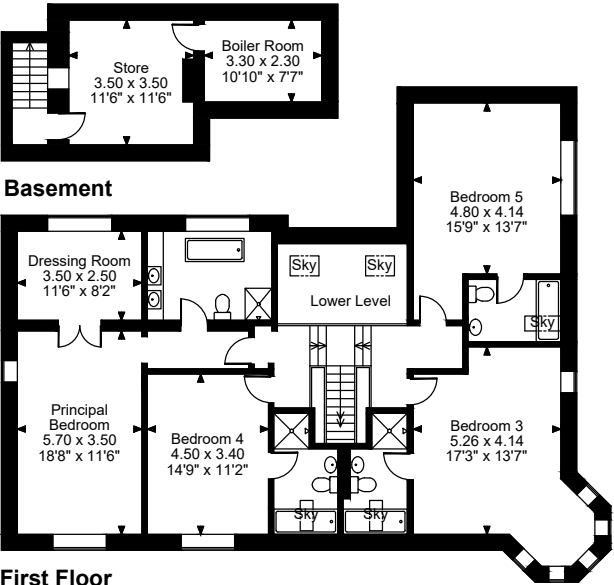
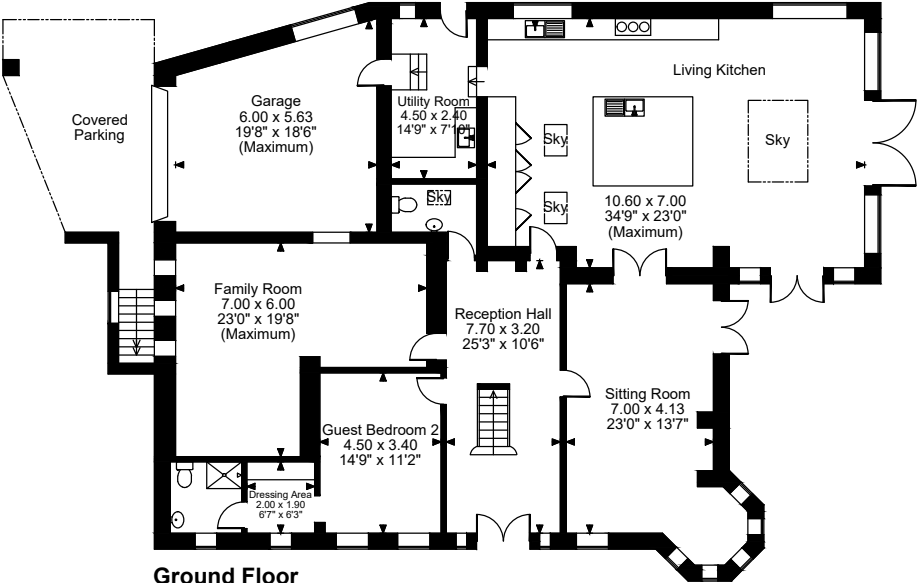
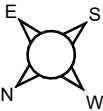
It occupies a lovely position with a secure and private garden and a large sun terrace adjoining the house, being perfect for summer entertaining by virtue of its choice south west facing orientation. Designed for modern family living, the accommodation includes a large central hall with a feature staircase leading to the first floor. There is a well proportioned sitting room and a family room together with a magnificent open plan living kitchen and an adjoining sitting/dining areas with double doors leading to the sun terrace. There is a separate utility room off the kitchen which provides internal access to the garage. An external staircase leads to the basement where there is a useful store room and the boiler room. Also on the ground floor is a guest bedroom (or an additional reception room) which has a dressing area and an en suite shower room.

On the first floor the central landing provides access to the bedrooms - the principal bedroom is an impressive suite and has a dedicated dressing room and a separate bathroom. There are 3 additional double bedrooms on the first floor - each have the benefit of en suite bath/shower rooms. Outside, vehicular access is gained via a sliding electrically operated entrance gate off Belgrave Crescent with a block paved drive (part covered) leading to the garage.

**Directions - HG2 8HT:** Proceeding south out of Harrogate on the Leeds Road (A61), at the St Georges roundabout take the first left turn into South Drive. At the junction, continue straight on into St James' Drive. Proceed over the bridge and Beech Lodge is the first property on the right.



**Beech Lodge, St James' Drive, Harrogate**  
**Approximate Gross Internal Area**  
**Main House = 4,003 sq ft / 372 sq m**  
**Garage = 316 sq ft / 29 sq m**  
**Total = 4,319 sq ft / 401 sq m**



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The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Harrogate & Leeds 01423 523423**

[harrogate@carterjonas.co.uk](mailto:harrogate@carterjonas.co.uk)

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

**[carterjonas.co.uk](http://carterjonas.co.uk)**

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