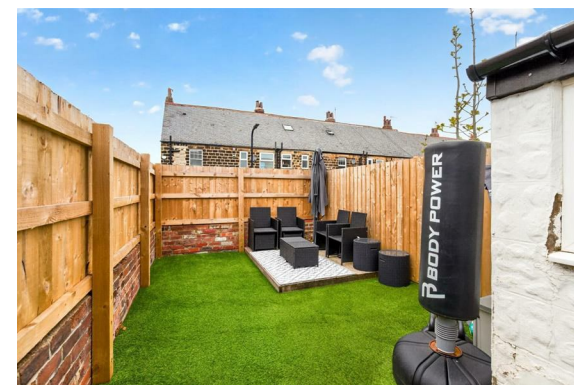




Birch Grove, Harrogate, HG1 4HR

- End terrace house located on Birch Grove
- Two spacious double bedrooms
- Unique under-stairs bar area
- Contemporary, well-appointed bathroom
- Early viewing highly recommended
- Ideal opportunity for first-time buyers or investors
- Modern, high-standard kitchen with an island
- Private garden to the rear of the property
- Close to local amenities and public transport links
- Council Tax Band B

Guide Price £200,000



Birch Grove, Harrogate, HG1 4HR

DESCRIPTION

Located on Birch Grove, this end terrace house presents an excellent opportunity for first-time buyers and investors alike. With two generously sized double bedrooms, this property offers ample space for comfortable living.

The heart of the home is undoubtedly the modern kitchen, which has been finished to a high standard. It features a stylish island, perfect for casual dining or entertaining, and a unique bar area tucked away under the stairs, adding a touch of character to the space. The well-appointed bathroom complements the kitchen, ensuring that both essential areas of the home meet contemporary standards.

Outside, the property boasts a private garden to the rear, complete with a decked area that is ideal for outdoor furniture. This space is perfect for enjoying sunny days or hosting gatherings with friends and family.

Conveniently located, this home is close to local amenities and public transport links, making it easy to access everything Harrogate has to offer. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this end terrace house is a wonderful choice. Don't miss the chance to make this lovely property your own.

EPC

Energy rating D

This property produces 3.5 tonnes of CO2

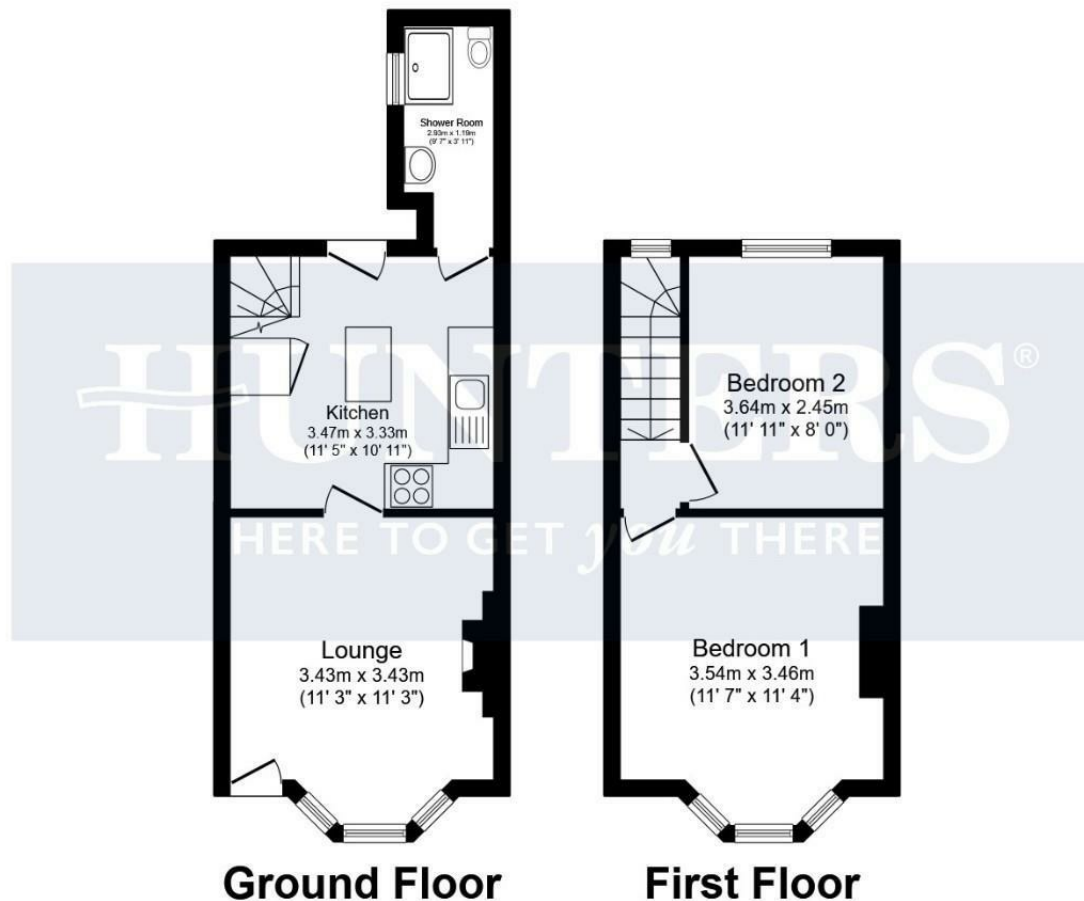
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B

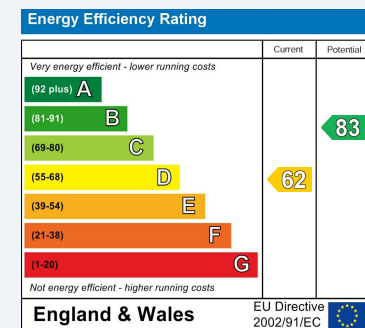






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

