



## Birch Grove, Harrogate, HG1 4HR

- Excellent opportunity for first-time buyers
- Reception room large enough to accommodate a dining table
- Private rear courtyard and an additional smaller front courtyard
- Well connected with nearby public transport links
- Early viewing highly recommended
- Features two generously sized double bedrooms
- Set on a corner plot, offering additional space and privacy
- Close to local amenities for everyday convenience
- Turn key ready property
- Council Tax Band B

**Guide Price £200,000**



# Birch Grove, Harrogate, HG1 4HR

## DESCRIPTION

Located on Birch Grove, this house presents an excellent opportunity for first-time buyers seeking a comfortable and convenient home. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The well-proportioned reception room is not only inviting but also spacious enough to accommodate a dining table, making it perfect for entertaining guests or enjoying family meals.

Set on a corner plot, this home features a private rear courtyard, ideal for outdoor gatherings or simply enjoying a quiet moment in the fresh air. Additionally, a smaller front courtyard adds to the property's appeal.

Convenience is key, as this residence is situated close to local amenities and public transport links, ensuring that everything you need is within easy reach. Whether you are looking to explore the vibrant town centre or enjoy the surrounding countryside, this location provides the best of both worlds.

In summary, this charming house in Birch Grove is a wonderful opportunity for those looking to step onto the property ladder. With its inviting living spaces, outdoor courtyards, and prime location, it is sure to attract interest from discerning buyers. Do not miss the chance to make this lovely home your own.

EPC

Energy rating D

This property produces 3.5 tonnes of CO2

Material Information - Harrogate

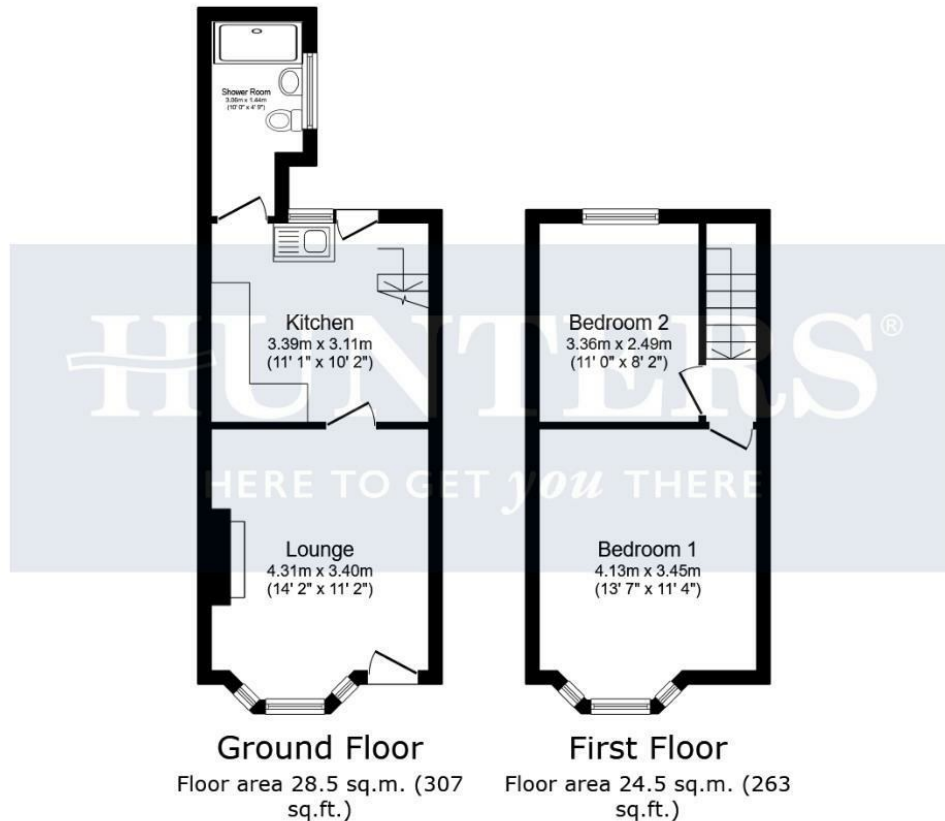
Tenure Type:

Council Tax Banding:





2, Birch Grove, Harrogate, HG1 4HR, GB



Total floor area: 53.0 sq.m. (570 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Viewings

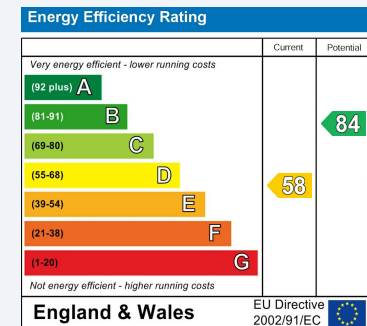
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



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