

HUNTERS®

HERE TO GET *you* THERE



Birch Grove

Harrogate, HG1 4HR

Council Tax: B

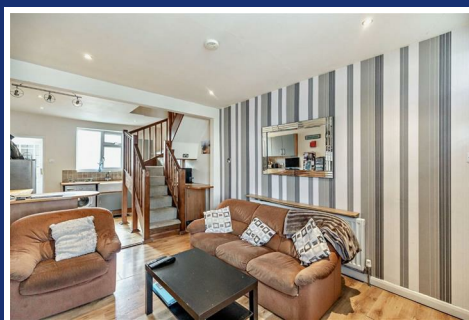
Offers Over £170,000



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Entrance Porch

Access via UPVC double glazed door, UPVC double glazed windows to front and side elevations, wooden access door to:

Lounge

15'5" x 11'7" (4.70 x 3.54)

UPVC double glazed bay window to front elevation, TV point, radiator, wooden flooring, TV point, inset ceiling spot lights, stairs to first floor, open to:

Kitchen

11'7" x 10'2" (3.54 x 3.10)

Range of wall and base mounted units with working surfaces over with inset Belfast sink unit, Aga style cooker, plumbing and space for washing machine, space for tall fridge freezer, through to:

Rear Lobby

UPVC double glazed door to rear garden, door to:

WC

Low level WC, wash hand basin, radiator, wall mounted boiler, UPVC double glazed window to side elevation.

First Floor Landing

Doors to:

Bedroom One

12'9" x 11'6" (3.90 x 3.53)

UPVC double glazed bay window to front elevation, radiator, inset ceiling spot lights.

Bedroom Two

11'5" x 6'7" (3.50 x 2.01)

UPVC double glazed window to rear elevation, radiator.

Bathroom

Modern white suite comprising panel bath with mains shower over and glazed screen, low level WC, wash hand basin, chrome heated towel rail.

Outside

A low maintenance garden to the front with artificial grass area and pathway leading to front door. To the rear is a low maintenance courtyard garden with rear access gate and garage.

Garage

16'8" x 9'1" (5.10 x 2.79)

UP and over door, glazed windows to rear elevation.

EPC

Environmental impact as this property produces 3.4 tonnes of CO2.

Material Information

Tenure Type; Freehold
Council Tax Banding; B

IDEAL FOR INVESTORS & FIRST TIME BUYERS. A spacious two bedroom period mid-terrace home with garage, situated in a sought after location just off King Edwards Drive and close to wide ranging local amenities.

With gas fired central heating and extensive UPVC double glazing, the accommodation comprises: Entrance vestibule, lounge opening to kitchen area with breakfast bar and Esse range oven, rear entrance lobby, guest WC, two first floor bedrooms and modern house bathroom.

To the outside the property has the benefit of a forecourt garden to the front with gate and path to the front door. To the rear is an enclosed courtyard garden and garage with access from the rear lane.

- Guide Price £170,000 - £190,000
- Open plan living to the ground floor
- Kitchen area with Esse range oven
 - Guest WC
 - First floor bathroom
- Rear courtyard & garage
 - Cul-de-sac location
- Close to amenities on King Edwards Drive
- **IDEAL FOR INVESTORS & FIRST TIME BUYERS**



Road Map



Hybrid Map

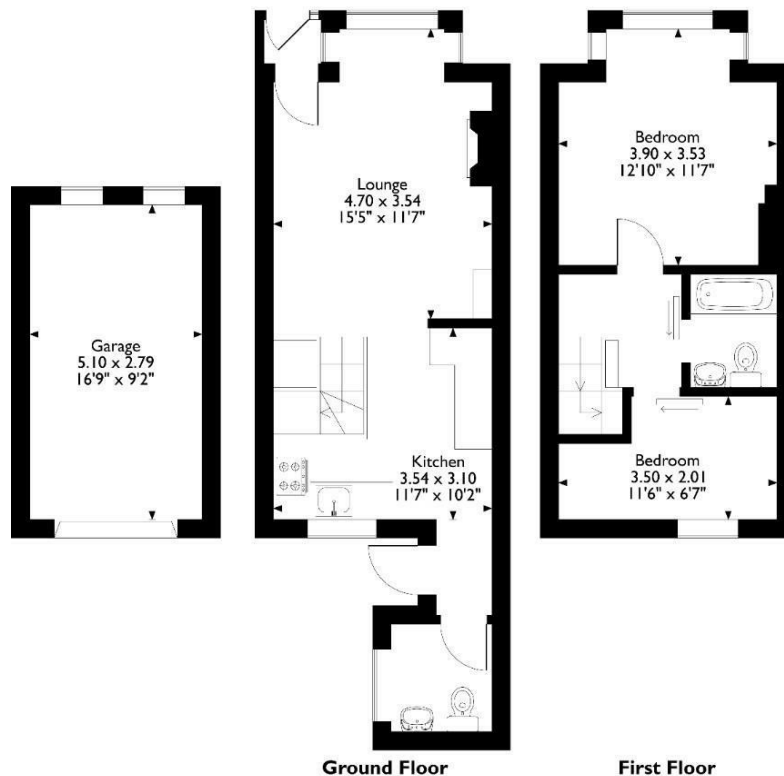


Terrain Map



Floor Plan

Birch Grove, Harrogate, North Yorkshire
 Approximate Gross Internal Area
 Main House = 58 SqM/625 SqFt
 Garage = 14 SqM/151 SqFt
 Total = 72 SqM/776 SqFt

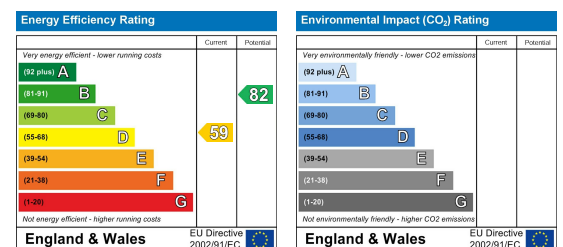


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.