

HUNTERS[®]

HERE TO GET *you* THERE



Birch Grove

Harrogate, HG1 4HR

Council Tax: B

Guide Price £160,000



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Entrance Porch

Access via wooden entrance door, UPVC door to:

Lounge

12'7" x 12'6" (3.85 x 3.83)

UPVC double glazed bay window to front elevation, radiator, electric fire place, TV point, glazed door to:

Kitchen

11'8" x 10'2" (3.58 x 3.12)

Wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, electric oven and extractor fan, under counter fridge and freezer, plumbing and space for washing machine, plumbing and space for slimline dishwasher, wall mounted boiler, stairs to first floor, UPVC double glazed window to rear elevation, UPVC double glazed door to rear yard, door to:

Shower Room

White suite comprising shower units with mains shower over and glazed screen, pedestal wash hand basin, low level WC, tiled walls, chrome heated towel rail, UPVC double glazed window to side elevation.

First floor landing

Doors to:

Bedroom One

11'8" x 11'5" (3.58 x 3.50)

UPVC double glazed bay window to front elevation, fitted wardrobes, low level WC.

Bedroom Two

11'3" x 8'6" (3.44 x 2.60)

UPVC double glazed window to rear elevation.

Outside

A forecourt garden to the front with gate and pathway leading to front door. To the rear is an open paved garden suitable for off street parking with wall and fencing to perimeters.

EPC

Environmental impact as this property produces 3.5 tonnes of CO₂.

Material Information

Tenure Type; Freehold

Council Tax Banding; B

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

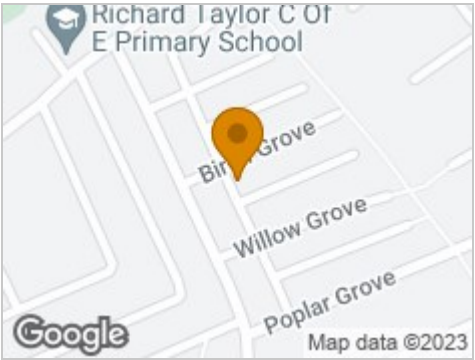
With gas fired central heating and extensive UPVC double glazing, the accommodation comprises: Entrance vestibule, spacious lounge through to the kitchen and door to ground floor shower room. The rear door leads to a back courtyard garden. Stairs rise to the landing with doors to the two first floor bedrooms.

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 open courtyard garden suitable as either a garden or driveway. Parking is on street and unrestricted to the front and rear.

- IDEAL FOR INVESTORS
 - Sought after location close to bus routes and local amenities
 - In need of renovation
 - Gas central heating and extensive UPVC double glazing throughout
 - Two double bedrooms
 - Quiet cul de Sac location
 - Rear courtyard garden or option to use as off street parking
 - Free mortgage advice available, call to arrange a conversation



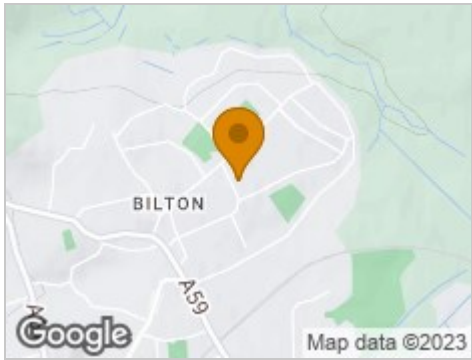
Road Map



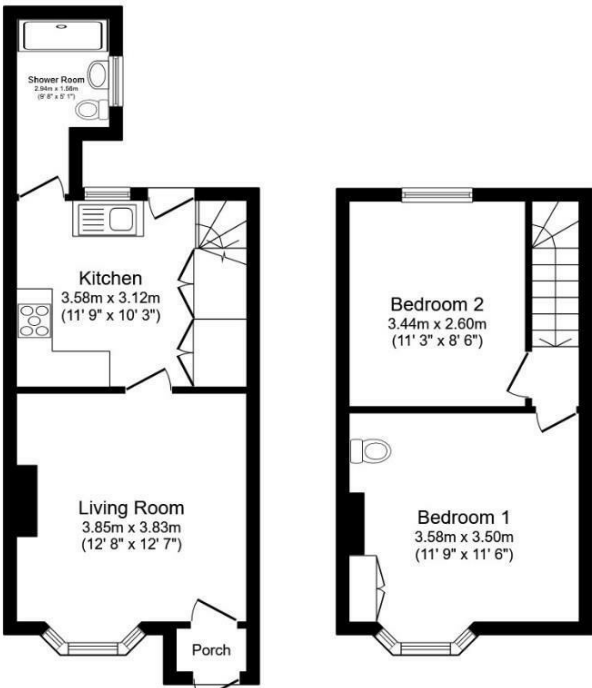
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

First Floor

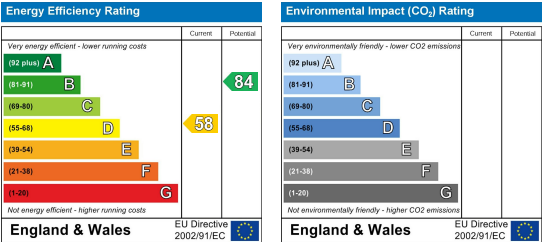
Total floor area 60.0 m² (646 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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.