



BIRSTWITH ROAD, HARROGATE

OFFERS OVER £425,000

NORTH
RESIDENTIAL

A beautifully presented, 4 bedroom, family home.

This home has a spacious and well-proportioned interior and offers fantastic living accommodation with the perfect link between indoor and outdoor living courtesy of the large french doors leading out into the enclosed, landscaped rear garden.

The property is turnkey and tastefully decorated throughout. The open plan kitchen living space is flooded with natural light and provides the perfect entertaining space or an area for the family to relax together.

Located in a desirable residential area Birstwith Road sits just off Knaresborough road and is well serviced by local amenities, close the famous Harrogate Stray, the town centre and Harrogate hospital. The property is also close to public transport links, being close to Harrogate and Starbeck train stations as well as regular bus routes.



4

2

2

Local Authority

Harrogate Borough Council

Council Tax Band

Band C

EPC

Rating C





Property Description

Entering the property there is a porch area leading into a bright entrance hallway. To the right is a fantastic sized living room with large bay window to the front providing the room with a glow of natural light.

Situated to the rear of the property there is a large open plan kitchen living space with French doors leading out into the well maintained, landscaped garden. The kitchen features white gloss, handleless, cabinetry and a feature island which can be used as the perfect place to enjoy breakfast. This room has ample space for a corner sofa and dining table and benefits from a vaulted ceiling with Velux windows.

Completing the ground floor there is a handy utility room, shower room as well as a good-sized double bedroom which has a lovely outlook over the garden.

To the front of the property, access either internally through the utility, or externally from the front of the property is a useful storage room. To the first floor there are two double bedrooms both with ample storage space as well as a tiled family shower room and ideal office space or fourth bedroom.

Outside

To the front of the property there is a gravelled driveway providing off street parking for at least 2 cars. The enclosed rear garden has a gravelled path leading to the covered outdoor dining and seating area, the perfect space for entertaining or relaxing in the afternoon sun. There is a lawned area, well planted raised borders and space for a storage shed.





Services

We are informed that the property is connected to mains water, electricity and drainage. Gas central heating is installed.

Location

Birstwith Road is a popular residential street just off Knaresborough Road, well served by excellent local amenities, close to the famous Harrogate Stray, the town centre and Harrogate Hospital. The property is also close to public transport links, being within walking distance of Harrogate and Starbeck railway stations and the town centre.

Directions

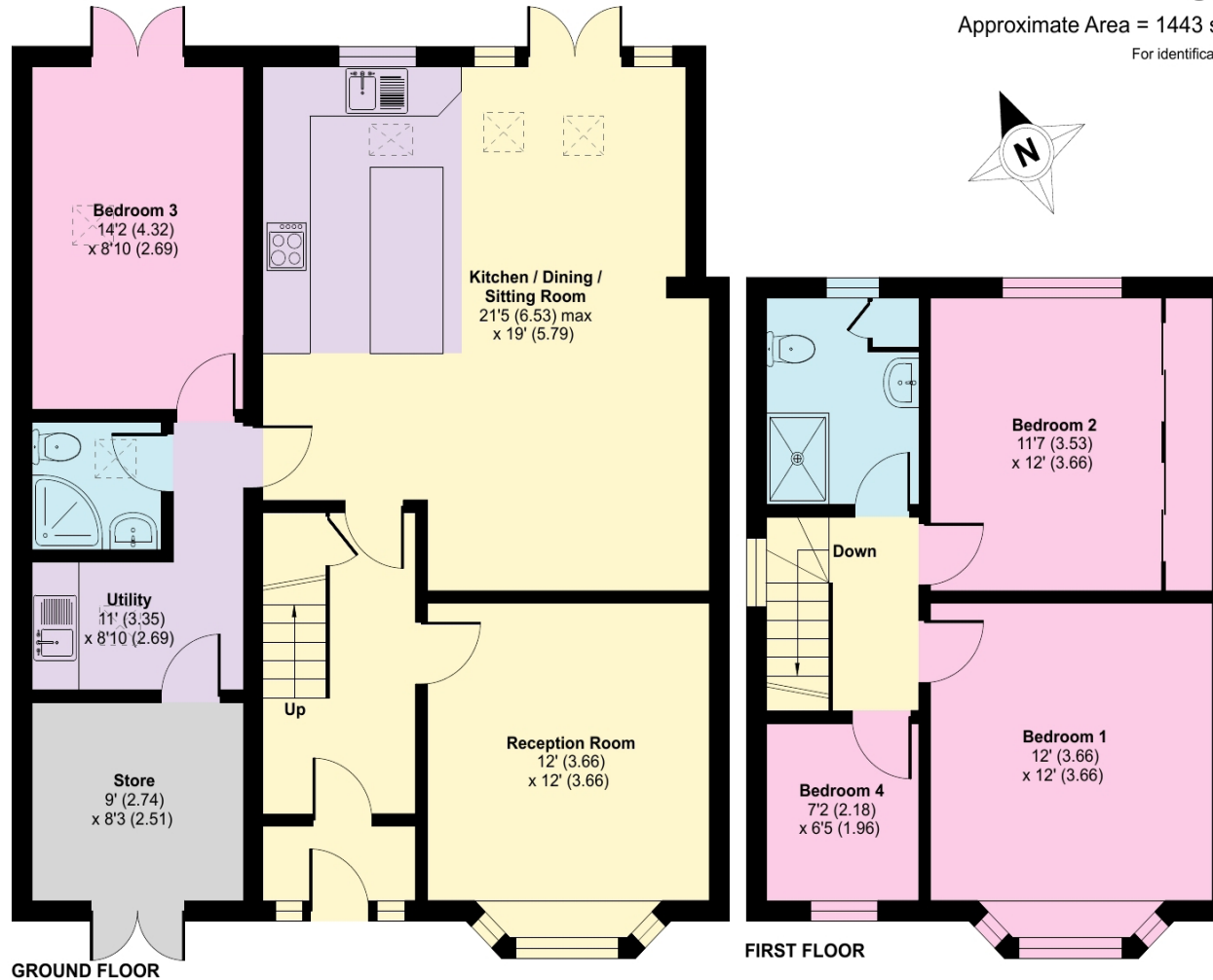
From Harrogate town centre head East on the A61 towards Knaresborough. Take the second exit at the roundabout onto the A59 (Knaresborough Road) and continue for approximately 0.4 miles. Then turn left on Birstwith Road.



Birstwith Road, Harrogate, HG1

Approximate Area = 1443 sq ft / 134 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlhcom 2024. Produced for North Residential. REF: 1183884

PLEASE CONTACT THE OFFICE ON - 01423 53 00 88 - HARROGATE@NORTHRESIDENTIAL.CO.UK

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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