



24 Birchwood Mews, Harrogate, North Yorkshire, HG2 8DN

£115,000

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A first-floor studio apartment with secure allocated parking and use of attractive communal gardens, situated in this desirable south Harrogate location well served by excellent local amenities.

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This delightful apartment provides accommodation comprising a living / bedroom area, a separate kitchen and bathroom. The property stands within this attractive development which has the benefit of good-sized communal gardens and secure allocated parking.

Birchwood Mews is situated in a desirable south Harrogate location, well served by excellent local amenities which include a parade of shops, M&S Food Hall, Hornbeam Park railway station, and is just a short distance from Harrogate town centre.







## **FIRST FLOOR**

### **LIVING AREA AND BEDROOM**

A good-sized living area and bedroom with fitted storage.

### **KITCHEN**

With a range of fitted units with integrated electric hob and oven and space for other appliances.

### **BATHROOM**

With WC, washbasin, and bath with shower above.

### **OUTSIDE**

The property stands within attractive and good-sized communal gardens for the use of all residents. The property has the benefit of an allocated parking space within a secure parking area which is accessed via an electric remote control security barrier.

### **AGENT'S NOTES**

The property is long leasehold, having an original term of 125 years.

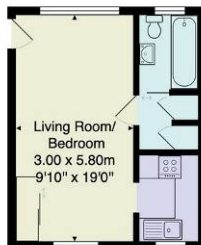
The service charge is £500 per annum.

Renting / subletting is permitted. No short-term holiday lets permitted.

Pets are permitted.

**Council Tax Band - A**





Total Area: 27.0 m<sup>2</sup> ... 291 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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