



48 Birch Grove, Harrogate, North Yorkshire, HG1 4HR

£195,000

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A stunning two-bedroom semi-detached property with a particularly good-sized and attractive rear garden and single garage.

Birch Grove is ideally situated just a short walk from the local shops and amenities, whilst also having easy access to Harrogate town centre.

This superb property is finished to a high standard and briefly comprises superb open-plan living / dining room through to a modern kitchen with integrated appliances and spiral staircase leading to two bedrooms upstairs and a house bathroom. Outside, the property benefits from well-maintained private garden and a detached garage to the rear. The property also consists of double glazing throughout, under-floor heating downstairs and electric central heating upstairs. The property also has the distinct benefit of solar panels.

GROUND FLOOR ENTRANCE HALL





SITTING / DINING ROOM

A particularly good-sized room with entrance door, double-glazed bay window to front and circular staircase.

KITCHEN

Fitted wall and base units with work surfaces, integrated appliances, skylight and double-glazed French door to rear leading to garden.

FIRST FLOOR

LANDING

Built-in cupboard.

BEDROOM 1

Double-glazed bay window to front, radiator and access to boarded loft with drop-down ladder.

BEDROOM 2

Double-glazed window to rear, wardrobe and radiator.

BATHROOM

White three-piece suite comprising panelled bath with shower over, WC, washbasin, tiled walls and floor, heated towel rail and double-glazed window to side.

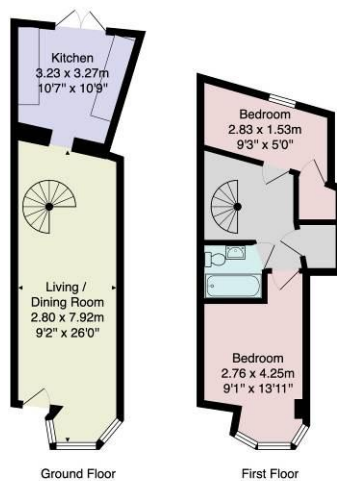
OUTSIDE

A particularly feature to the house is the good-sized rear gardens, mainly gravelled and with planted borders, vegetable patch and rear gated access. Detached single garage with up-and-over door, power sockets.

Tenure - Freehold

Council Tax Band - B





Total Area: 52.7 m² ... 567 ft²

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	53
(21-38)	F	
(1-20)	G	67
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		