



The Byre
Harrogate

WINDSOR COURT
PROPERTIES



Property

The Byre
Coppice Farm Court
Chatsworth Grove
Harrogate
HG1 2AS



GUIDE PRICE £399,950

A very well presented two bedroom end of town house close to local amenities with the benefit of a single garage, gas central heating, upvc double glazing, comprising... Entrance, spacious living room with feature fireplace, modern fitted dining kitchen with door to rear garden, two double bedrooms, bathroom with shower over bath, garden front and rear, single garage

TENURE

Freehold.

FIXTURES AND FITTINGS

Are to be negotiated separately.

SERVICES

All mains services are connected.

RATING AUTHORITY

Harrogate Borough Council

VIEWING ARRANGEMENTS

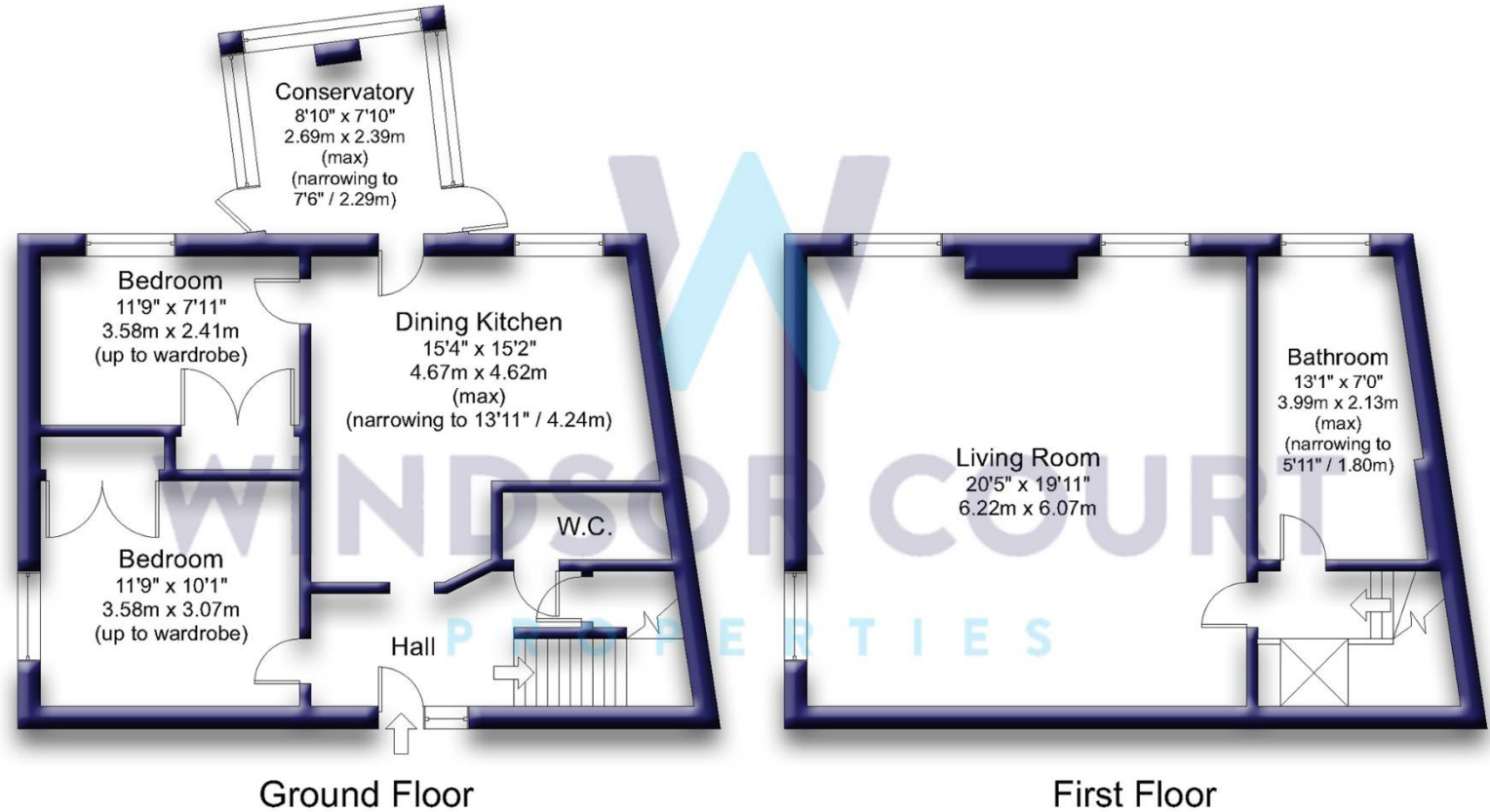
Strictly by appointment through Windsor



- 2 Double Bedrooms
- 2 Parking Spaces
- Large Lounge
- Courtyard To The Rear
- Open Plan Kitchen Diner
- Conservatory

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Gross internal floor area (approx.): 109.2 sq m (1,176 sq ft) Not to Scale. Copyright © Apex Plans.