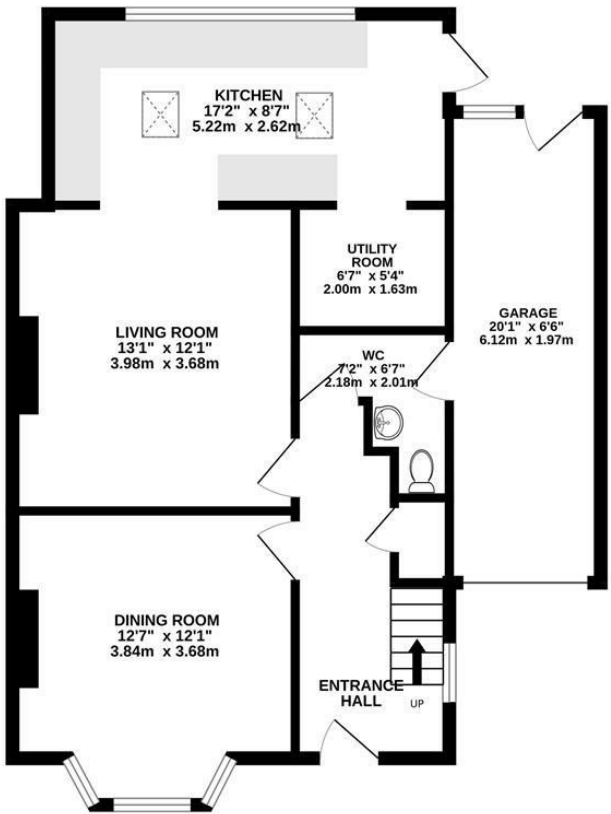
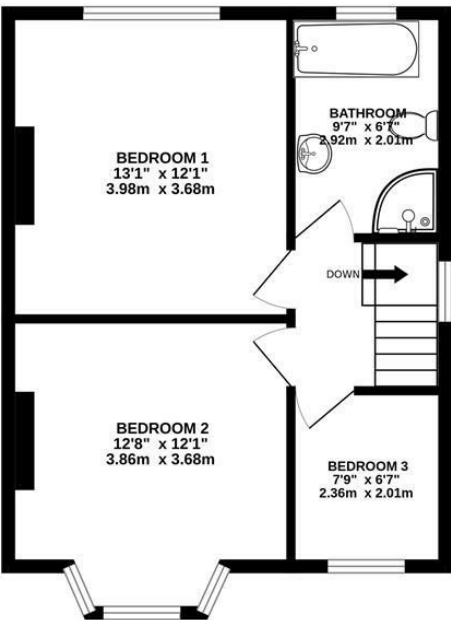


GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



**14 Birstwith Road  
Harrogate**

**£385,000**

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

This spacious three bedroom semi-detached home occupies an excellent plot and is situated in a popular residential area close to both the centre of Harrogate and Starbeck High Street which are well served with amenities, schooling and transport links.

The property benefits from gas fired central heating and double glazing throughout and briefly comprises: Entrance hall with stairs leading to the first floor, the front room is a multi-purpose space and has a lovely bay window, the living room offers great space and is open to the modern kitchen benefiting from fitted wall and floor units as well as built in appliances including cooker, microwave, fridge and freezer and a useful utility room with space for washing machine and tumble dryer. There is a further cloakroom/wc and understairs cupboard.

The first floor offers three bedrooms and a house bathroom. There are two fantastic double bedrooms mirroring the rooms downstairs with the front bedroom benefiting from the bay window, whilst the third bedroom is a nice single room. The house bathroom is offered with a suite comprising separate bath and shower, wc and wash basin.

Externally the property benefits from a driveway for multiple cars at the front, a single integrated garage and a fantastic garden space at the rear.

The property also benefits from its proximity to local amenities in both Harrogate and Starbeck as well as transport links such as the train stations in both locations.

3 Bedrooms

2 Reception Room

1 Bathroom

Your text typed here

DIRECTIONS - HG1 4TG

COUNCIL TAX

The property has been placed in band C.

TENURE

The tenure of the property is Freehold



EPC RATING:

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |

APPROXIMATE DISTANCES

|                 |            |
|-----------------|------------|
| Town Centre     | 1.9 miles  |
| Railway Station | 1 mile     |
| Bus Route       | 400 metres |
| Airport         | 12 miles   |