



25 Birch Grove, Harrogate

£185,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A two-bedroom, mid-terrace, stone-built property with a good-sized rear courtyard garden, situated in a convenient location well served by excellent local amenities.

The property is ideally located close to a range of local shops and schools and is just a short distance from Harrogate town centre, making it well suited to a variety of buyers. No chain.

OUTSIDE Externally, the property enjoys a good-sized enclosed rear courtyard garden, providing an excellent low-maintenance outdoor seating area. The courtyard benefits from timber fencing and gated access.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



ACCOMMODATION

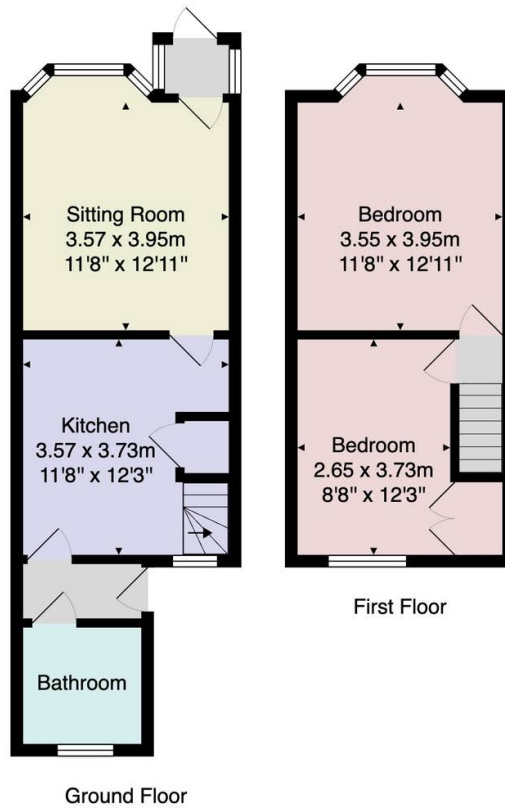
The accommodation opens into a bright and spacious bay-fronted sitting room featuring a focal fireplace, built-in shelving and storage, and ample space for living furniture. The room benefits from neutral décor and plenty of natural light.

To the rear is a modern and well-appointed kitchen fitted with a range of contemporary wall and base units, complementary work surfaces, and tiled splashbacks. There is space and connections for an oven, an inset sink, stainless steel extractor hood, and a useful breakfast bar providing additional preparation space. The kitchen also offers ample storage and stairs leading to the first floor.

The ground floor bathroom is fitted with a panelled bath with shower over, pedestal wash basin, and low-level WC. The room is tiled and there is a frosted window providing natural light and ventilation.

To the first floor are two good-sized double bedrooms, both bright and neutrally decorated. The principal bedroom benefits from a bay window and useful built-in storage, while the second double bedroom is well proportioned and also features built-in storage.





Total Area: 65.1 m² ... 701 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.