



## 7 The Square, Birstwith

£259,950



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



An attractive two bedroom stone-built terraced property, occupying a delightful position in the heart of the popular village of Birstwith. The property offers well proportioned accommodation together with the benefit of a garage, parking and an attractive garden with summer house, and is offered for sale with no onward chain.

Birstwith is a highly regarded village within easy reach of Harrogate, well served by excellent local amenities including a primary school, village shop, sports clubs, doctor's surgery and regular bus service.

EPC: C Council Tax: C. Freehold



#### GROUND FLOOR

On the ground floor there is a sitting room with glazed double doors to the front and a woodburning stove set within an attractive fireplace.

There is a separate dining room providing a dining area with fitted storage.

The kitchen is fitted with a range of units and includes an integrated fridge freezer and washing machine. A stable door leads directly to the garden.

The accommodation is served by a bathroom fitted with WC, washbasin, bidet and shower.

#### FIRST FLOOR

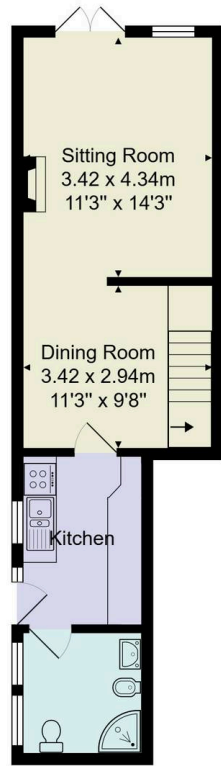
On the first floor there are two good sized bedrooms.

#### OUTSIDE

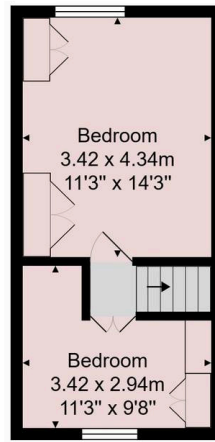
The property benefits from a single garage and space for parking.

There is also an attractive garden laid mainly to lawn with patio area, together with a summer house and storage shed.





Ground Floor



First Floor

Total Area: 62.7 m<sup>2</sup> ... 675 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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

