



25 Birch Grove, Harrogate

£190,000



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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

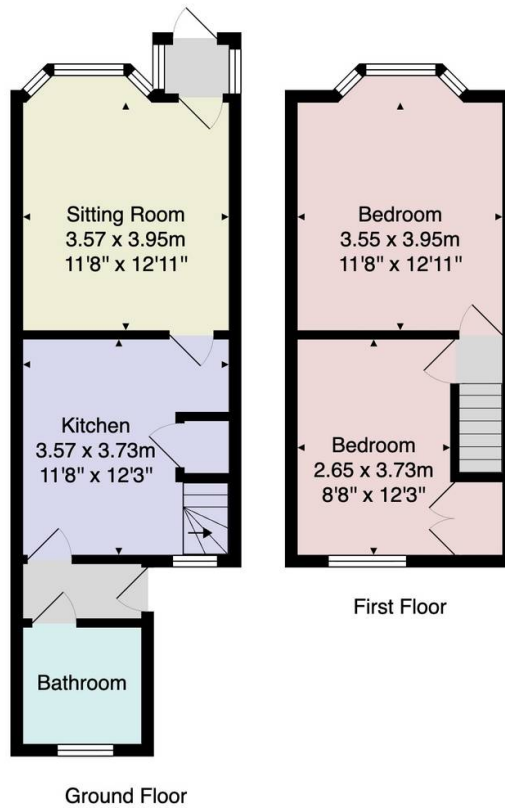
The accommodation opens into a bright and spacious bay-fronted sitting room featuring a focal fireplace, built-in shelving and storage, and ample space for living furniture. The room benefits from neutral décor and plenty of natural light.

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.

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