



28 Birch Grove, Harrogate, North Yorkshire, HG1 4HR

£175,000

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A traditional two-bedroom mid-terrace stone-built house with garage, offering well-proportioned accommodation and excellent potential, situated in a convenient and well-established residential location close to local amenities.

This property will appeal to first-time buyers, investors and those seeking a well-located home with character and scope for further enhancement.

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.





The accommodation briefly comprises:

Entrance vestibule leading into a bright and spacious sitting room positioned to the front elevation. The room features a large bay window allowing for excellent natural light, together with a central fireplace forming an attractive focal point.

To the rear is a well-arranged kitchen fitted with a range of wall and base units complemented by contrasting work surfaces and tiled splashbacks. The kitchen provides ample storage and preparation space, useful under-stairs storage and access to the rear of the property.



The bathroom is conveniently located on the ground floor and fitted with a white three-piece suite comprising panelled bath with shower and screen over, wash basin with vanity storage, and low-level WC. Tiled surrounds and a frosted window provide a practical and light space.

To the first floor are two well-proportioned double bedrooms. The principal bedroom is a generous front-facing room with a bay window, creating a light and airy feel. The second bedroom is also a comfortable double with a pleasant rear aspect, suitable for a variety of uses including guest accommodation or home office.



OUTSIDE

Externally, the property benefits from an enclosed rear courtyard-style garden designed for ease of maintenance, together with a single garage accessed via the rear service lane - a valuable addition providing secure parking or additional storage.

Tenure - Freehold

Council Tax Band - B





Total Area: 54.9 m² ... 591 ft²

All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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