



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

£195,000

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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.





GROUND FLOOR

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.

FIRST FLOOR

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.

OUTSIDE

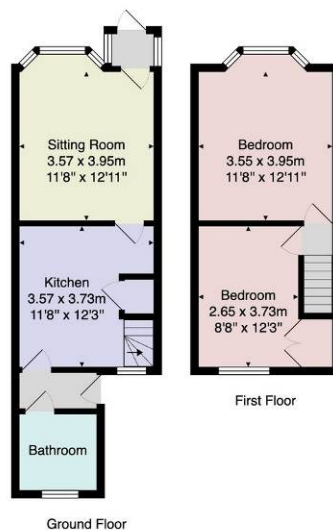
Externally, the property enjoys a good-sized enclosed rear courtyard garden, providing an excellent low-maintenance outdoor seating area. The courtyard benefits from timber fencing and gated access.



Tenure - Freehold

Council Tax Band - B





Total Area: 65.1 m² ... 701 ft²

All measurements are approximate and for display purposes only.

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Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

