



## Birch Grove, Harrogate, HG1 4HR

- End terrace house located on Birch Grove
- Two spacious double bedrooms
- Unique under-stairs bar area
- Contemporary, well-appointed bathroom
- Early viewing highly recommended
- Ideal opportunity for first-time buyers or investors
- Modern, high-standard kitchen with an island
- Private garden to the rear of the property
- Close to local amenities and public transport links
- Council Tax Band B

**Guide Price £200,000**



# Birch Grove, Harrogate, HG1 4HR

## DESCRIPTION

Located on Birch Grove, this end terrace house presents an excellent opportunity for first-time buyers and investors alike. With two generously sized double bedrooms, this property offers ample space for comfortable living.

The heart of the home is undoubtedly the modern kitchen, which has been finished to a high standard. It features a stylish island, perfect for casual dining or entertaining, and a unique bar area tucked away under the stairs, adding a touch of character to the space. The well-appointed bathroom complements the kitchen, ensuring that both essential areas of the home meet contemporary standards.

Outside, the property boasts a private garden to the rear, complete with a decked area that is ideal for outdoor furniture. This space is perfect for enjoying sunny days or hosting gatherings with friends and family.

Conveniently located, this home is close to local amenities and public transport links, making it easy to access everything Harrogate has to offer. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this end terrace house is a wonderful choice. Don't miss the chance to make this lovely property your own.

EPC

Energy rating D

This property produces 3.5 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B





