





# Birchwood Mews, North Yorkshire, HG2 8DN

£95,000

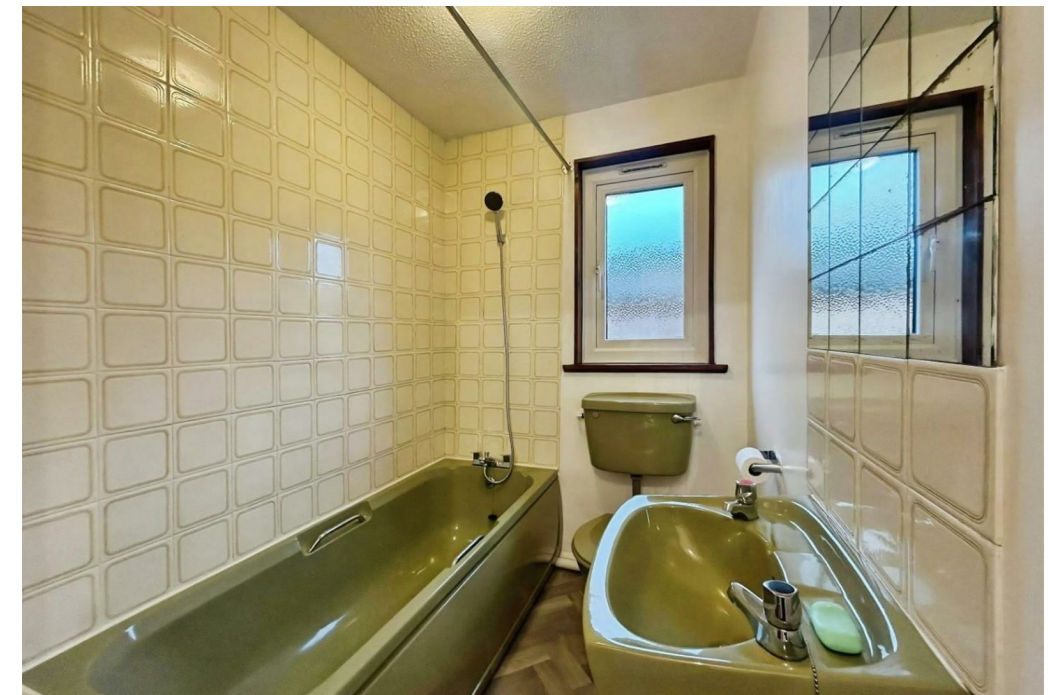


- Situated in Birchwood Mews
- Includes a dedicated parking space and visitor parking
- Offers excellent public transport links
- Low-maintenance property
- One-bedroom studio flat ideal for first-time buyers or investors
- Prime location close to local shops and cafes
- Provides a comfortable and practical living space
- Council Tax Band A

Located in Birchwood Mews, this one-bedroom studio flat presents an excellent opportunity for first-time buyers or investors.

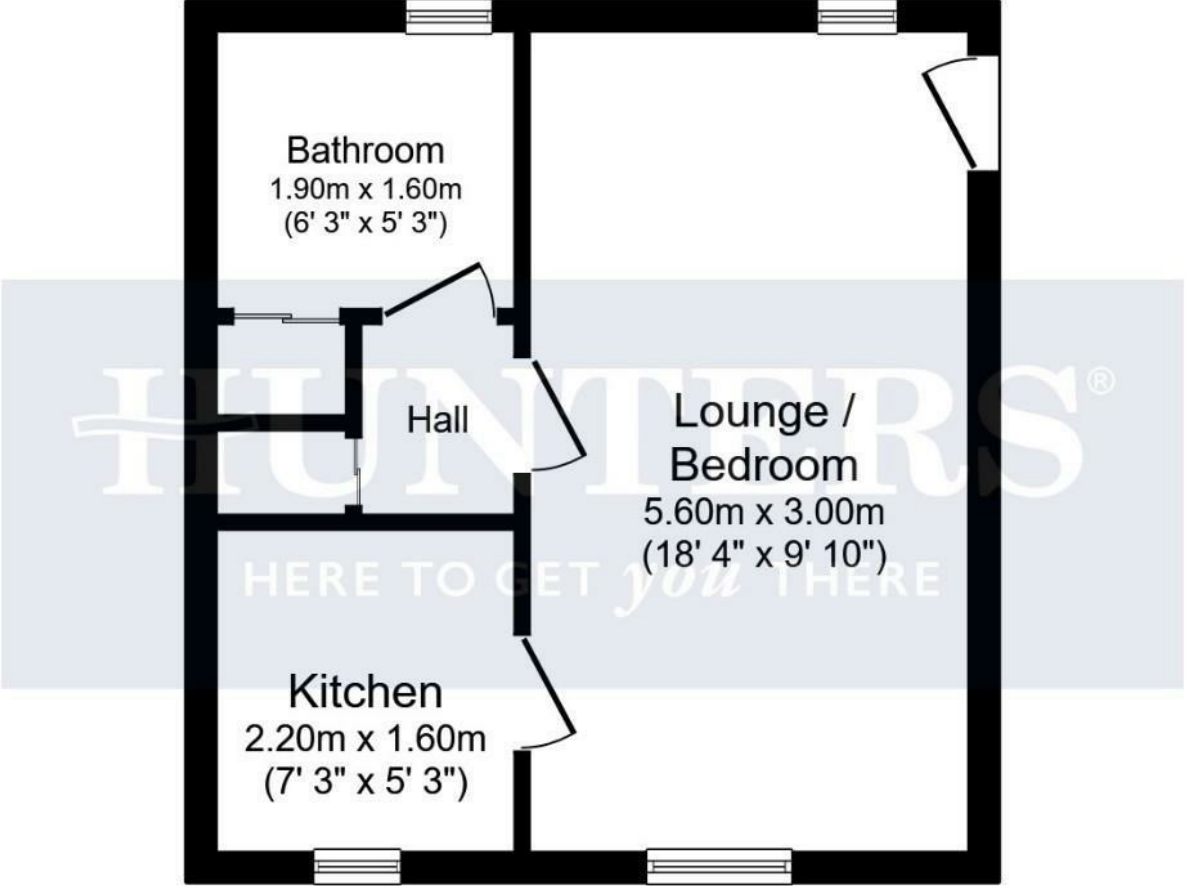
One of the standout features of this flat is the included parking space, a rare find in such a desirable location. Residents will appreciate the convenience of being close to a variety of local amenities, including shops and cafes, ensuring that daily necessities are just a short stroll away. Additionally, the property benefits from excellent public transport links, making it easy to explore the wider area or commute to nearby towns and cities.

This studio flat is not only a practical choice but also a wonderful place to call home, offering a blend of comfort and convenience in the heart of Harrogate. Whether you are looking to step onto the property ladder or seeking a promising investment opportunity, this flat is sure to meet your needs. Do not miss the chance to view this charming property in a sought-after location.





6, Birchwood Mews, North Yorkshire, Harrogate, HG2 8DN, GB



Floor Plan  
Floor area 28.8 sq.m. (310 sq.ft.)

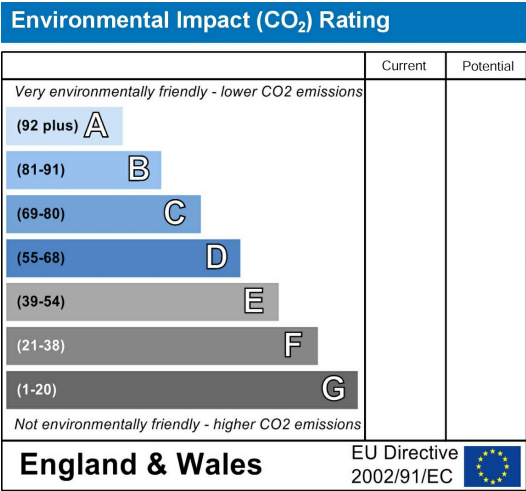
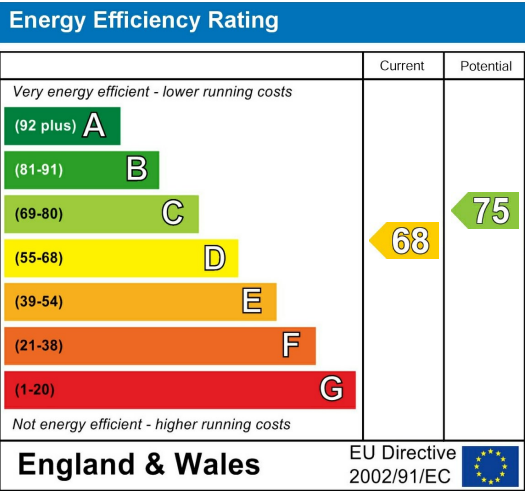
Total floor area: 28.8 sq.m. (310 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



EPC  
Energy rating D  
This property produces 1.6 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Leasehold  
Leasehold Years remaining on lease: 57  
Service charge: £370 every 6 months from 1st April 2026  
Council Tax Banding: A



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.