



6 BIRK CRAG COURT, HARROGATE, HG3 - £700,000



A beautiful and much loved family home.

This charming and beautifully appointed family home has been updated and extended by the current owners and offers in excess of 2500sqft of accommodation, over three floors. Located on a quiet cul-de-sac on the ever popular Queen Ethelburger's estate, whilst within easy reach of Harrogate town centre and catchment for Western Primary School (OFSTED Outstanding).

Upon entry is a bright and spacious entrance hall with WC/cloakroom. To the left of the hallway is a generous sitting room with gas fire, bay window and double doors leading through into a fantastic open plan dining kitchen - currently split as a dining area and play room, this generous space could easily be used as a dining area with TV/snug to the rear for those with older families and offers ample space for further sofas - The kitchen comprises stylish shaker cabinets with granite worktops, Rangemaster oven, a contrasting island/peninsular with oak worktop and a separate utility room with belfast sink and access out to the rear garden. Adjacent to the utility is a perfectly formed home office.



Tenure	Local Authority	Council Tax Band	EPC Rating
Freehold	Harrogate Borough Council	D	C







Property Description

To the first floor is a striking landing area which is fantastic feature and connects perfectly to four of the bedrooms and house bathroom.

The master has a walk-in wardrobe and an en-suite showeroom with his and hers sinks, the second bedroom is equally as big and ideal for guests or teenagers, with a further ensuite showeroom and built in wardrobes. Across the landing are two more double bedrooms - one with built in wardrobes and the other one is currently used as a home office/snug - and a good sized house bathroom.

The top floor has been wonderfully extended (probably one of the best we have seen.) Offering two large double bedrooms and converted with good sized dormers, to create equally sized light and spacious bedrooms with plenty of eaves storage.

Outside to the front of the property is a lawned garden and driveway for numerous cars leading to a double garage with power. To the rear is a well landscaped garden with planted borders, patio area and pagoda/walkway which is covered in Wisteria during the Spring/summer months.

Services

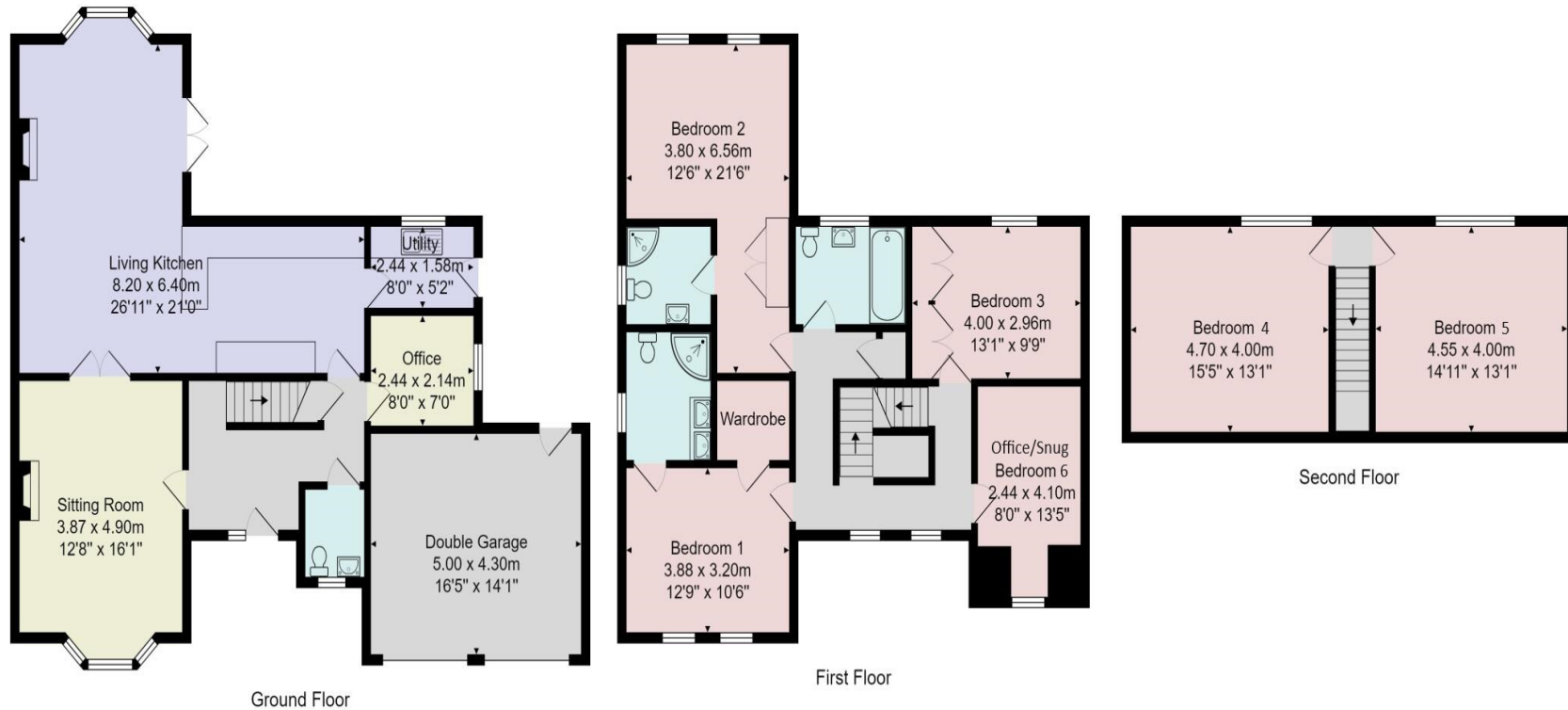
We are advised that the property has Gas central heating -
Mains water - Mains drainage



Location (HG3 2GH)

Accessed via a quiet cul-de-sac, Birk Crag Court is superbly situated in a popular location within easy reach of Harrogate Town centre, within the catchment area for Western Primary School, just a 20-minute walk from the Valley Gardens and a six-minute drive from the popular Cold Bath Road. For those that look to enjoy the countryside this property offers both lifestyles and you can be out onto open fields with a matter of minutes.





Total Area 2532sqft - House 2301sqft - Garage 231qft

All measurements are approximate and for display purposes only.

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PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated December 2023.

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