



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

£180,000

Offers Over

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A well presented stone fronted two bedroomed terraced house, situated in this convenient location well served by local amenities.

This attractive property provides accommodation comprising a sitting room, modern kitchen with dining area, downstairs bathroom together with two double bedrooms. There is a forecourt garden to the front and an enclosed courtyard garden to the rear.

This super home is situated in a convenient location well served by excellent local amenities and just a short distance from Harrogate town centre.





PORCH

A newly fitted front porch leads to the sitting room.

SITTING ROOM

A spacious reception room with gas fire and bay window.

KITCHEN

With a range of fitted units with gas hob, integrated oven and space for appliances. Space for dining table and chairs.

REAR PORCH

With access to the garden and providing storage space.

BATHROOM

A white suite with WC, basin and bath with shower above. Tiled walls and floor. Heated towel rail.

FIRST FLOOR

BED 1

A double bedroom with ornamental fireplace.

BEDROOM 2

A further double room. Boiler cupboard.

OUTSIDE

Forecourt garden to front. Enclosed courtyard garden to the rear.

AGENTS NOTE

The property has the benefit of newly fitted double glazed windows.

Tenure - Freehold

Council Tax Band - B





Total Area: 65.2 m² ... 702 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@verityfearson.co.uk