



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

£200,000

Offers Over

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

A well-presented two-bedroom middle-of-terrace stone-built property with a good-sized and attractive paved courtyard garden, situated in this convenient location well served by excellent local amenities.

This attractive home provides well presented living space comprising a sitting room with feature fireplace, well-equipped modern kitchen and downstairs shower room, together with two good-sized double bedrooms. There is a good sized rear courtyard garden providing an excellent outdoor sitting area and there is a useful timber garden shed.

The property is situated in this convenient location, well served by excellent local amenities, including shops and schools, and is just a short distance from Harrogate town centre.





GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window, attractive feature fireplace and fitted cupboards.

KITCHEN

With a range of fitted wall and base units and space for appliances. Tiled flooring. Space for dining table.

SHOWER ROOM

A modern suite comprising WC, washbasin and shower.

BEDROOM 1

A double bedroom with bay window and fitted wardrobes.

BEDROOM 2

A further good-sized bedroom. Shelled boiler cupboard.

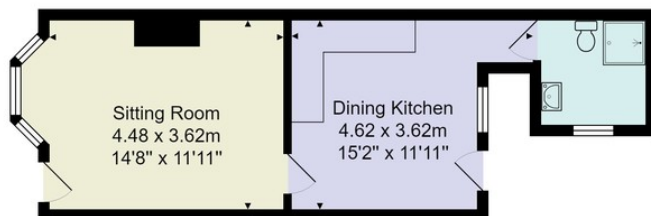
OUTSIDE

The property has a very good-sized enclosed courtyard garden providing a paved outdoor sitting area and entertaining space. Useful timber garden shed.

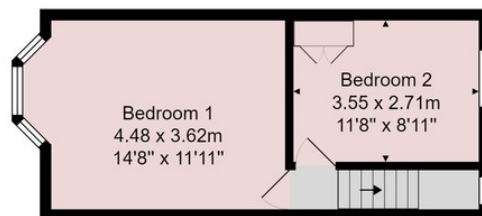
Tenure - Freehold

Council Tax Band - B





Ground Floor



First Floor

Total Area: 65.9 m² ... 709 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

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Energy Efficiency Rating		
Band	Current	Potential
A (92+)		87
B (81-91)		
C (69-80)		
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		