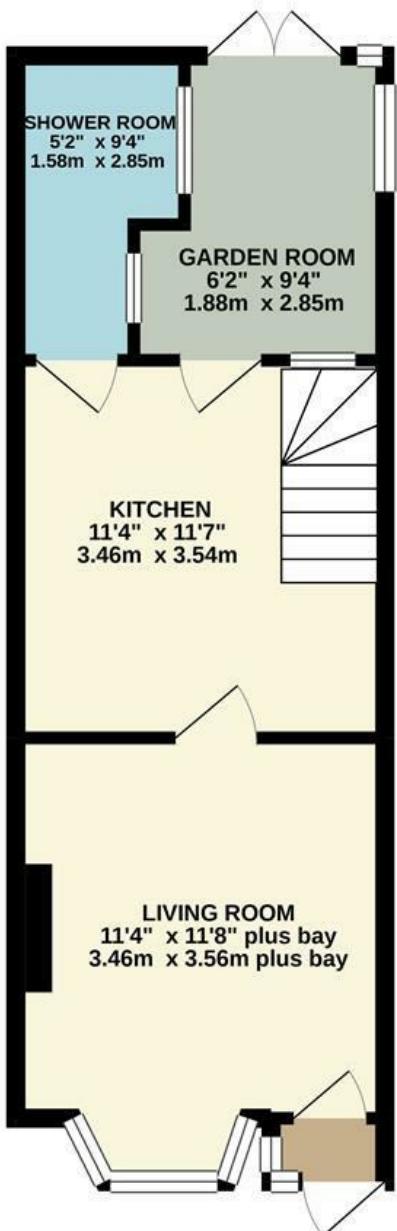
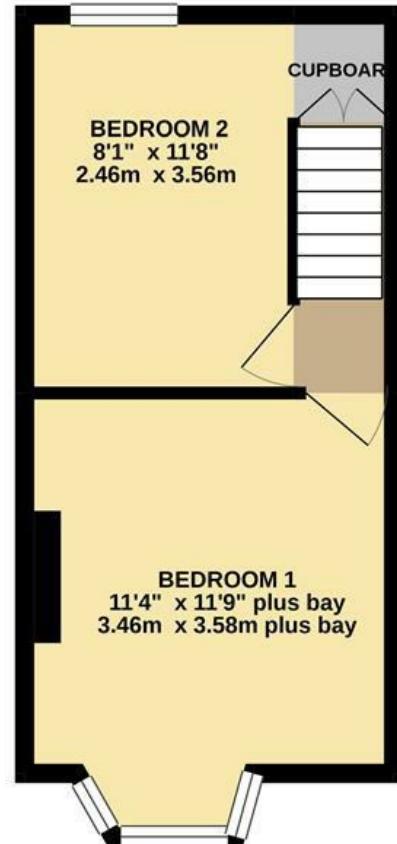


GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 652 sq.ft. (60.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



**23 Birch Grove
Harrogate**

£175,000

A beautifully presented, inner terrace property situated in this quiet cul-de-sac, forming part of a sought after residential location, close to excellent amenities, schools and, in turn, the Harrogate town centre.

The property has the benefit of double glazing and central heating and an internal inspection is truly required to appreciate the accommodation which comprises: Entrance vestibule, living room with bay window, beautifully appointed kitchen with integrated appliances, ground floor shower room, garden room and to the first floor two good sized, double bedrooms.

There is a small forecourt garden and to the rear of the property is an enclosed courtyard with timber boundary fencing and garden shed.

2 Bedrooms

1 Reception Room

1 Bathroom

Garden Room

DIRECTIONS - HG1 4HR

From Harrogate take York Place towards Knaresborough and at the roundabout turn left into Skipton Road. Continue and turn right into King Edwards Drive where Birch Grove is a turning on the right hand side.

COUNCIL TAX

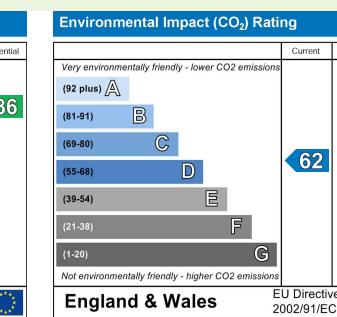
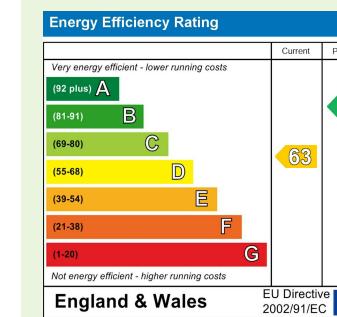
The property has been placed in band B.

TENURE

The tenure of the property is Freehold



EPC RATING: D



APPROXIMATE DISTANCES

Town Centre	1.2 miles
Railway Station	1.2 miles
Bus Route	200 metres
Airport	13.7 miles