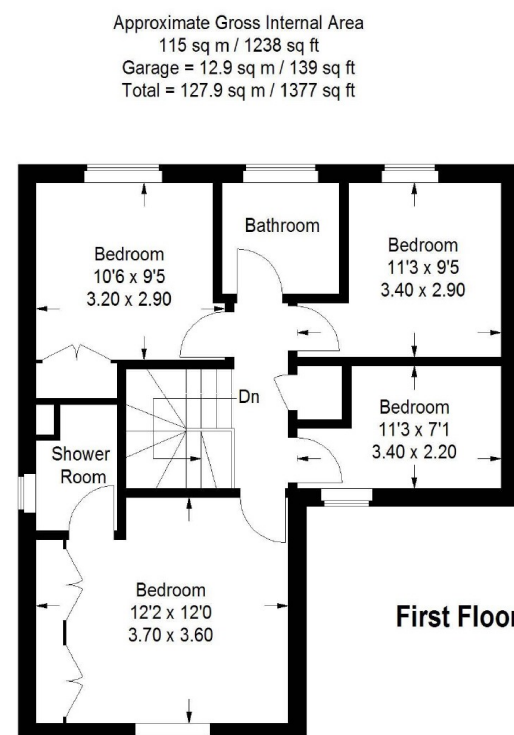


Ground Floor



First Floor

Approximate Gross Internal Area  
115 sq m / 1238 sq ft  
Garage = 12.9 sq m / 139 sq ft  
Total = 127.9 sq m / 1377 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



### Viewing arrangements

Strictly by appointment through Myrings  
Telephone 01423 566400  
Email enquiries@myringsestateagents.com

### Directions

Proceed out of the Harrogate town centre on Cornwall Road on the right hand side of the main entrance to the Valley Gardens. Continue ahead to the main junction turning right into Harlow Moor Road. Continue into Penny Pot Lane crossing over the bridge and up the hill turning right into Youngs Drive and then left into Birk Crag Court.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 [myrings.property](http://myrings.property)

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#MyFamilyValues



7 Birk Crag Court, Harrogate  
Offers in excess of £400,000

MYRINGS  
Harrogate's Leading Family Estate Agent





A well presented 4 bedroom detached house with a rear garden room addition standing in pleasant lawned gardens in a quiet cul-de-sac.

Fronted by a manicured lawn and tarmac driveway for at least two cars leading to an integral garage with power and lighting, the front door to the property opens into a spacious central hall with w/c and useful storage cupboard. Branching off to the front elevation there is a lovely bay fronted sitting room centred around a living flame gas fire. To the rear elevation there is a formal dining room with wooden flooring and double doors that open on to a superb conservatory addition with french doors leading on to the extremely private rear lawned garden and flagged patio seating area. Completing the ground floor is a modern fitted kitchen with ample fitted units, integrated appliances and an adjoining utility room.

Ascending to the first floor, a central landing provides access on to a well proportioned master bedroom with fitted wardrobes and a stylish en-suite shower room, three further bedrooms and a tiled house bathroom with over-bath shower and vanity sink unit.

Birk Crag Court is a highly regarded residential area on the outskirts of Harrogate's town centre with it's many attractions such as boutique shopping, Betty's famed Tea Rooms and the 200 Acre Stray Parkland. The town is also renowned for it's reputable schools which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



**Bus**  
15 minutes walk



**Main Roads**  
A1M 9.7 miles



**Train**  
Harrogate 2.5 miles



**Airport**  
Leeds/Bradford 11.8 miles

**Fixtures & fittings**  
Furnishings are not part of the sale and must be considered and negotiated separately.

**Services**  
All mains services are connected to the property.

**Rating Authority**  
Harrogate Borough Council Tax Band F

**Tenure**  
Freehold