



Cheltenham Mount, Harrogate HG1 1DL

welcome to

Cheltenham Mount, Harrogate

A beautifully presented and spacious three bed mid terraced property, ideally situated in a highly sought after and convenient location for Harrogate town centre.



Cheltenham Mount

A well presented mid-terraced property which offers spacious accommodation over three floors comprises; on the ground floor; entrance hall, dining room, kitchen and bathroom. To the lower ground floor there is a spacious lounge as well as a utility room, guest wc and storage space. On the first floor there are three bedrooms.

Cheltenham Mount is a charming terrace of Victorian townhouses, situated just on the edge of Harrogate town centre. The location offers the convenience of having a wide array of amenities within walking distance, including shops, cafes, bars, restaurants, and the popular Valley Gardens. Harrogate itself boasts a diverse selection of shopping, dining, and recreational options, as well as several well-regarded schools such as Harrogate Ladies' College, Highfield Prep School, and Brackenfield School.

Ground Floor Entrance Hall

The front entry door opens in to the entrance hall which has an understairs storage cupboard with light and stairs rising to the first floor.

Dining Room

12' 9" x 14' 1" into bay (3.89m x 4.29m into bay)
Having a feature exposed brick fireplace, picture rails and a bay window to the front elevation.

Kitchen

10' 9" x 12' 6" (3.28m x 3.81m)
Fitted with a range of wall and base units with complimentary work surfaces over which incorporates a ceramic sink and drainer unit. Cooker point, integrated fridge freezer and plumbing for dishwasher. Double glazed window to the rear elevation.

Bathroom

Fitted with a four piece suite comprising; panelled bath, walk in shower cubicle, pedestal wash hand basin and low flush wc. Panelling to walls and extractor fan. Double glazed windows to the rear and side elevations.

Lower Ground Floor

Stairs descend from the entrance hall down to the lower ground floor.

Lounge

26' 6" x 17' (8.08m x 5.18m)
A spacious dual aspect lounge with a feature fireplace and storage cupboard. Double glazed bay window to the front elevation and a double glazed window to the rear. Patio Doors lead out to the patio area.

Utility Room

9' 10" x 7' 5" (3.00m x 2.26m)
Having plumbing for washing machine and space for a dryer. Tiled floor and combi boiler. Double doors open out to the balcony and a UPVC door leads out to the rear of the property.

Guest Wc

Fitted with a wash hand basin and low flush wc.

First Floor Landing

Stairs rise from the entrance hall up to the first floor landing.

Bedroom One

17' 1" x 12' 4" (5.21m x 3.76m)
A double bedroom with floor to ceiling fitted wardrobes with matching bedside tables and three double glazed windows with shutters to the front elevation.

Bedroom Two

10' 8" x 10' 11" (3.25m x 3.33m)
A second double bedroom with double glazed window to the rear elevation. This bedroom also provides access to the boarded loft.

Bedroom Three

9' 2" x 7' 6" (2.79m x 2.29m)
Having a double glazed window to the rear elevation.

Externally

To the front of the property there is a pathway leading to the front door and separate steps with rockery down to the lower ground floor accommodation. To the rear of the property there is space for off street parking, a metal shed and under house storage cupboard.



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Cheltenham Mount, Harrogate

- Mid Terraced Property
- Well Presented
- Three Bedrooms
- Accommodation Over Three Floors
- Convenient & Sought After Location

Tenure: Freehold EPC Rating: D

guide price

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HRG106929 - 0004

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