



38 Mount Street, Harrogate, North Yorkshire, HG2 8DQ

**£245,000**

Offers Over

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# 38 Mount Street, Harrogate, North Yorkshire, HG2 8DQ

A superb two-bedroom town house offering well-proportioned accommodation benefiting from gas-fired central heating and sealed-unit double glazing. The property enjoys a superb location on the south side of Harrogate, with fantastic amenities on the doorstep including a popular parade of shops and the Marks & Spencer food hall. Oatlands Junior and Infant schools are within walking distance, as is open parkland and Hornbeam Park railway station. There is also the number 36 bus which runs from Ripon to Leeds every 10 minutes during the day, which can be accessed from the Leeds Road. Offered for sale with no chain.

The accommodation in brief comprises –

**Tenure - Freehold**

## GROUND FLOOR

Lounge, dining room, and kitchen with modern fittings.

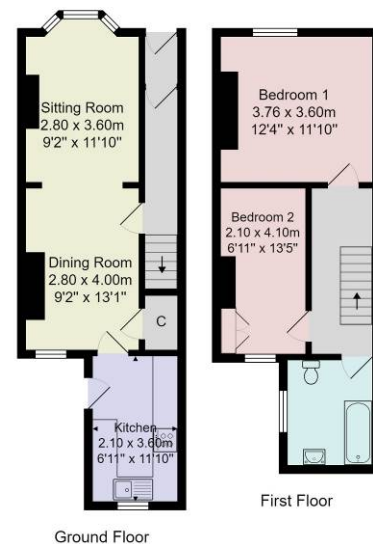
**Council Tax Band - B**

## FIRST FLOOR

On the first floor there are two good-sized bedroom, and house bathroom with a three-piece white suite.

## OUTSIDE

Southwest-facing rear courtyard.



Ground Floor

First Floor

Total Area: 73.0 m<sup>2</sup> ... 786 ft<sup>2</sup>

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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