



21 Mayfield Grove, Harrogate, North Yorkshire, HG1 5HD

£360,000

Offers Over

21 Mayfield Grove, Harrogate, North Yorkshire, HG1 5HD

A beautifully presented four-bedroom townhouse which has been extended to provide impressive living accommodation, situated in this central position in the heart of Harrogate town centre with an attractive courtyard garden.

This super home has been extended and modernised by the current owner to provide impressive, living space comprising two reception rooms and a stunning kitchen. There is also a downstairs WC, four good-sized bedrooms, a modern house bathroom and en-suite shower room.

To the rear of the property there is an attractive enclosed courtyard garden. The property is situated in a most convenient location, just a few minutes walk from the amenities of Harrogate town centre, the bus and railway stations, shops, bars, and restaurants.





GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window and fireplace with multi-fuel stove.

DINING ROOM

A further reception room with multi-fuel stove and under-stairs cupboard.

KITCHEN

A stunning modern extended kitchen with a range of stylish and modern wall and base units with worktop, island and breakfast bar. Range cooker, integrated dishwasher, washing machine and boiling tap. Glazed door leads to the garden. Skylight windows.

CLOAKROOM

With WC and basin set within a vanity unit.

FIRST FLOOR

BEDROOMS

There are two bedrooms on the first floor, each with fitted wardrobes including the main bedroom with an ensuite shower room.

EN-SUITE

A modern suite with WC, basin set within a vanity unit and shower.

BATHROOM

A white suite comprising a basin set atop a vanity unit, freestanding bath and shower. Heated towel rail.

SECOND FLOOR

BEDROOMS

There are two further good-sized bedrooms on the second floor.

OUTSIDE

There is an attractive enclosed courtyard garden.

Tenure - Freehold

Council Tax Band - C



Total Area: 125.5 m² ... 1350 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		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc-uk.com		