



VERITY
FREARSON

10 SPRING MOUNT, HARROGATE, HG1 2HX

OFFERS OVER £550,000

10 SPRING MOUNT,

Harrogate, HGI 2HX

An attractive and very spacious six-bedroom period town house situated in this most convenient location, just a short walk from Harrogate town centre.

This impressive home boasts substantial accommodation, with two main reception rooms, each with fireplaces, together with a kitchen and adjoining breakfast room. Upstairs, there are six bedrooms over the top two floors, together with two bathrooms. To the rear of the property there is a garden with decked sitting areas and a space for off-road parking.

The property is situated on a quiet cul-de-sac within an easy short walk of Harrogate town centre, where there is an excellent range of amenities on offer, including bars, restaurants, shops and railway station.



2 Reception Rooms · Kitchen · Breakfast Room

6 Bedrooms · 2 Bathrooms

Off-Road Parking · Garden To Rear







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with bay window and attractive fireplace with living-flame gas fire.

DINING ROOM

A further reception room with feature fireplace.

KITCHEN

A bespoke Charles York kitchen which comprises a range of fitted units with granite worktops. Space for large range cooker, integrated dishwasher and space for concealed washing machine and tumble dryer. Larder cupboard. Tiled flooring.

BREAKFAST ROOM

Providing a dining area adjoining the kitchen. Fitted cupboards and under-stairs cupboard.

FIRST FLOOR BEDROOMS

There are three large bedrooms on the first floor. The main bedroom is of particularly generous proportions, with bay window and feature fireplace with marble surround. The main bedroom could be used as an additional reception room, if required.

BATHROOM

With washbasin, bath and shower. Tiled walls and floor.

SEPARATE WC

SECOND FLOOR BATHROOM

A white suite with WC, washbasin, and bath with shower above. Skylight window. Access to eaves storage space.

BEDROOMS

There are three further bedrooms situated on the second floor.

FLOOR PLAN



Total Area: 193.1 m² ... 2078 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

To the rear of the property there is a garden with decked sitting areas and a space for off-road parking.

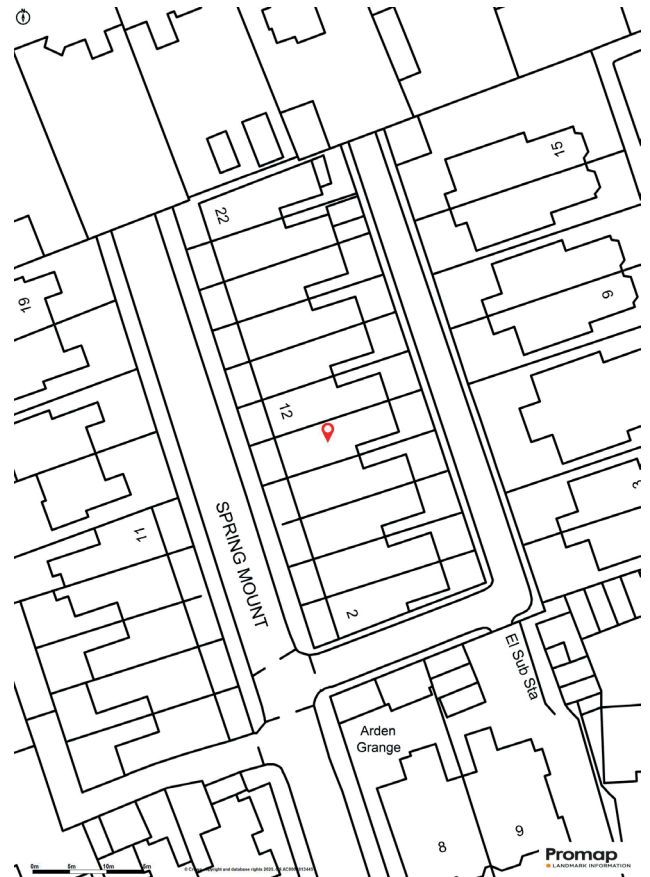
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	61	79
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk