



Mayfield Grove, Harrogate, HG1 5EY

- OFFERED TO THE MARKET CHAIN FREE
- Stylishly presented throughout
- Private rear courtyard garden and pretty frontage
- New fascias, front gutters and ridge tiles recently replaced
- Council Tax: B
- Ideal location within walking distance to Harrogate town centre
- Utility room
- Gas central heating - fitted in 2022
- Two double bedrooms

Guide Price £300,000



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DESCRIPTION

OFFERED TO THE MARKET CHAIN FREE. A beautifully modernised two bedroom, end terrace home now available to view. The property has been lovingly maintained and restored to showcase the characterful features, and finished with stylish heritage colours. Located in this ideal town centre location, minutes walk to the plethora of restaurants, bars and shops on offer and with the train and bus station close by.

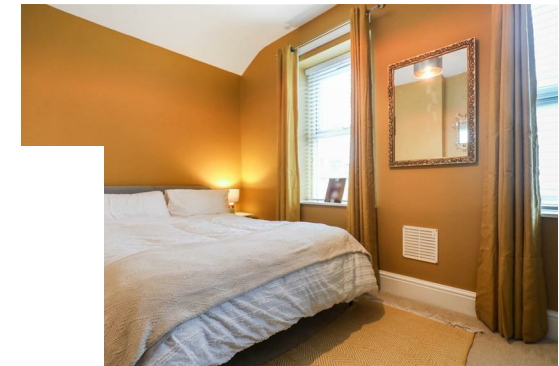
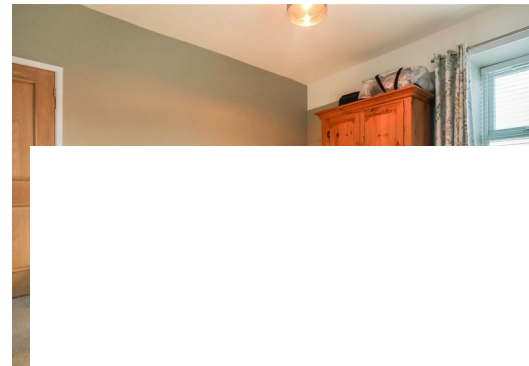
With UPVC double glazing throughout the property comprises: Side entrance into hallway with doors through to the open plan kitchen and dining room with fitted sideboards. The modern kitchen features a built in dishwasher and a separate utility room with space for a washing machine. The separate lounge benefits from a bay window with chic shutters. Stairs rise to the first floor with two double bedrooms, one with built in storage and bathroom with a bath and shower overhead, wash hand basin and W.C. The loft space benefits from a pull down ladder, lighting and boards.

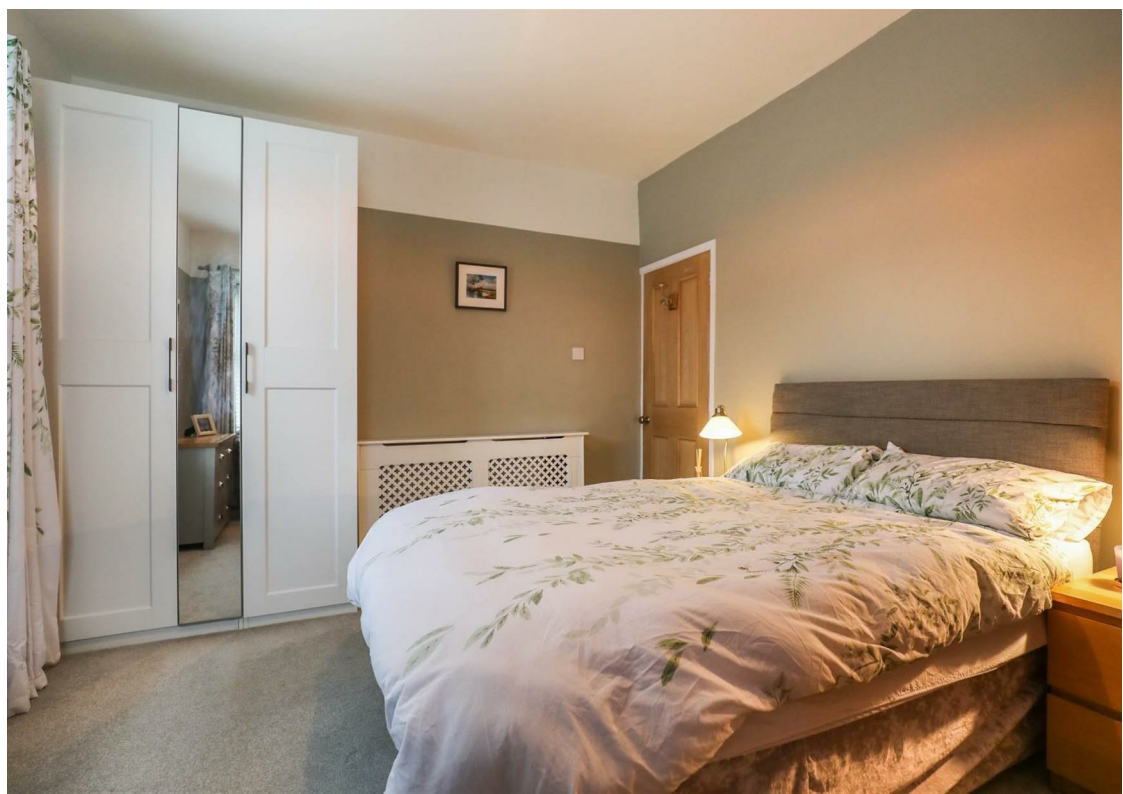
Outside, the property features gardens to the front and rear, both low maintenance with the rear being private with a sunny aspect. Ideal for summer entertaining.

Material Information - Harrogate
Tenure Type; Freehold
Council Tax Banding; B

EPC

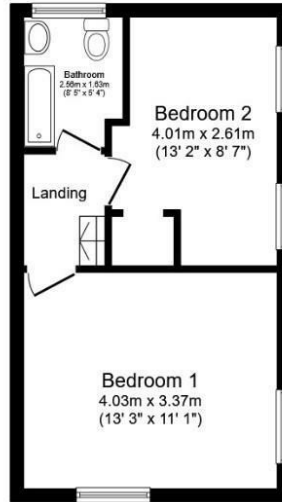
This property produces 3.3 tonnes of CO2







Ground Floor



First Floor

Total floor area 80.9 m² (871 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

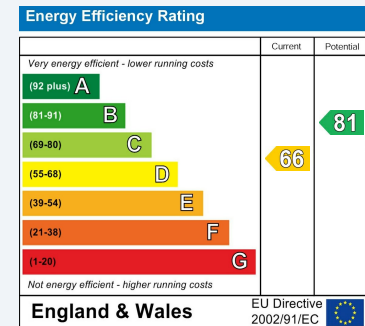
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

