



Mayfield Grove, Harrogate, HG1 5HD

- Ideal for first-time buyers, couples, or investors
- Convenient location close to local amenities, schools, and parks
- Well-equipped kitchen offering practical and stylish workspace
- Modern bathroom with quality fittings
- Tastefully decorated two double bedroom terraced house
- Rear yard providing secure off-street gated parking
- Spacious and bright reception room, perfect for relaxing or entertaining
- Council Tax Band B

£230,000



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DESCRIPTION

Located on Mayfield Grove, this delightful two-bedroom terraced house presents an excellent opportunity for first-time buyers, couples, or investors seeking a comfortable and inviting home. Tastefully decorated throughout, the property is ready to move into and offers a warm, welcoming atmosphere.

The spacious reception room is perfect for relaxation and entertaining, with a layout designed to maximise space and natural light. The well-appointed kitchen provides a practical and stylish area for cooking.

Both bedrooms are good-sized doubles, complemented by a modern bathroom. Externally, the property benefits from a low-maintenance rear yard which can also be used for off-street gated parking, providing added convenience and security.

Mayfield Grove is known for its friendly community and convenient access to local amenities, including shops, parks, and schools, making it an ideal location for those seeking tranquillity without compromising accessibility.

This charming home combines comfort and style, making it a fantastic opportunity for first-time buyers looking to settle in one of Yorkshire's most sought-after towns. Early viewings are highly recommended.

EPC

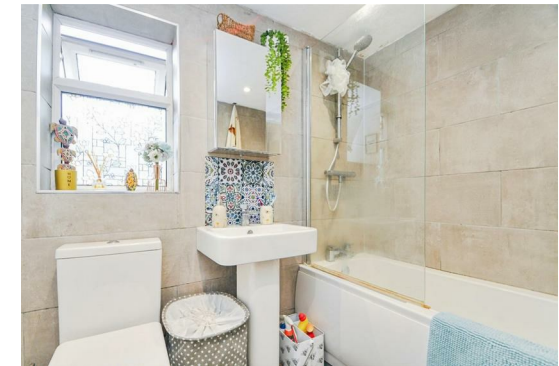
Energy rating C

This property produces 2.3 tonnes of CO2

Material Information - Harrogate

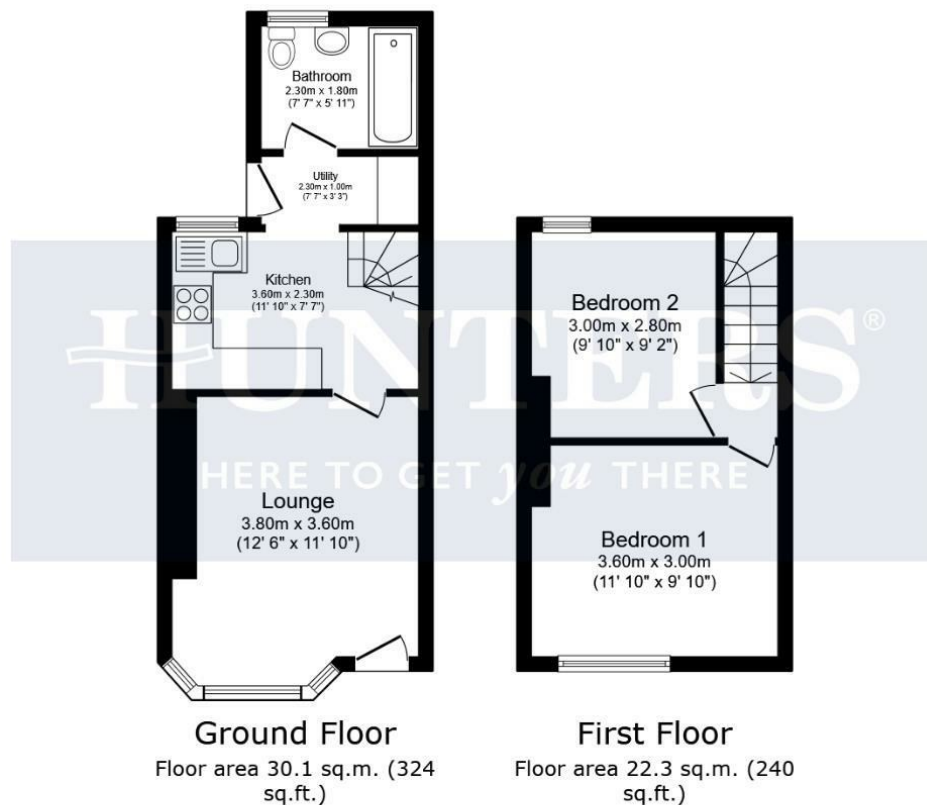
Tenure Type: Freehold

Council Tax Banding: B





63 Mayfield Grove, Harrogate, HG1 5HD



Total floor area: 52.4 sq.m. (564 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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Viewings

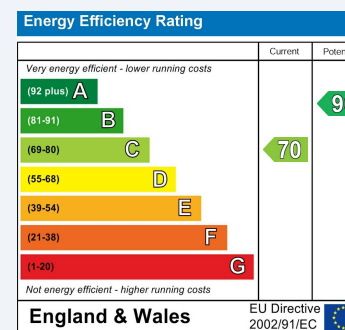
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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