



Mayfield Grove, Harrogate, HG1 5EY

- Two generously sized double bedrooms
- Separate kitchen and dining room
- Well-designed layout offering practical and comfortable living
- Within walking distance of Harrogate town centre
- Excellent public transport links nearby
- Spacious lounge ideal for relaxing and entertaining
- Private rear courtyard
- Ideal for first-time buyers, small families, couples, or individuals
- Close to local amenities including shops, cafés, and schools
- Council Tax Band B

Offers Over £265,000



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DESCRIPTION

NO ONWARD CHAIN. Located on Mayfield Grove, this house offers a perfect blend of comfort and convenience. With two spacious bedrooms, this property is ideal for first time buyers, small families, couples, or individuals seeking a serene living space. The well-designed layout features a separate kitchen diner and a lounge, providing ample room for relaxation and entertaining guests.

The kitchen diner is a wonderful space for family meals or casual dining, while the lounge offers a cosy retreat to unwind after a long day. The private courtyard adds an extra touch of charm, providing a lovely outdoor area for enjoying the fresh air or hosting gatherings.

Situated close to local amenities and the town centre, this property ensures that you are never far from essential services, shops, and leisure activities. Harrogate is renowned for its beautiful parks, historic architecture, and vibrant community, making it a desirable location for those looking to settle in a welcoming environment.

This house at Mayfield Grove presents an excellent opportunity for anyone seeking a comfortable home in a prime location. With its appealing features and proximity to the heart of Harrogate, it is a property not to be missed.



EPC

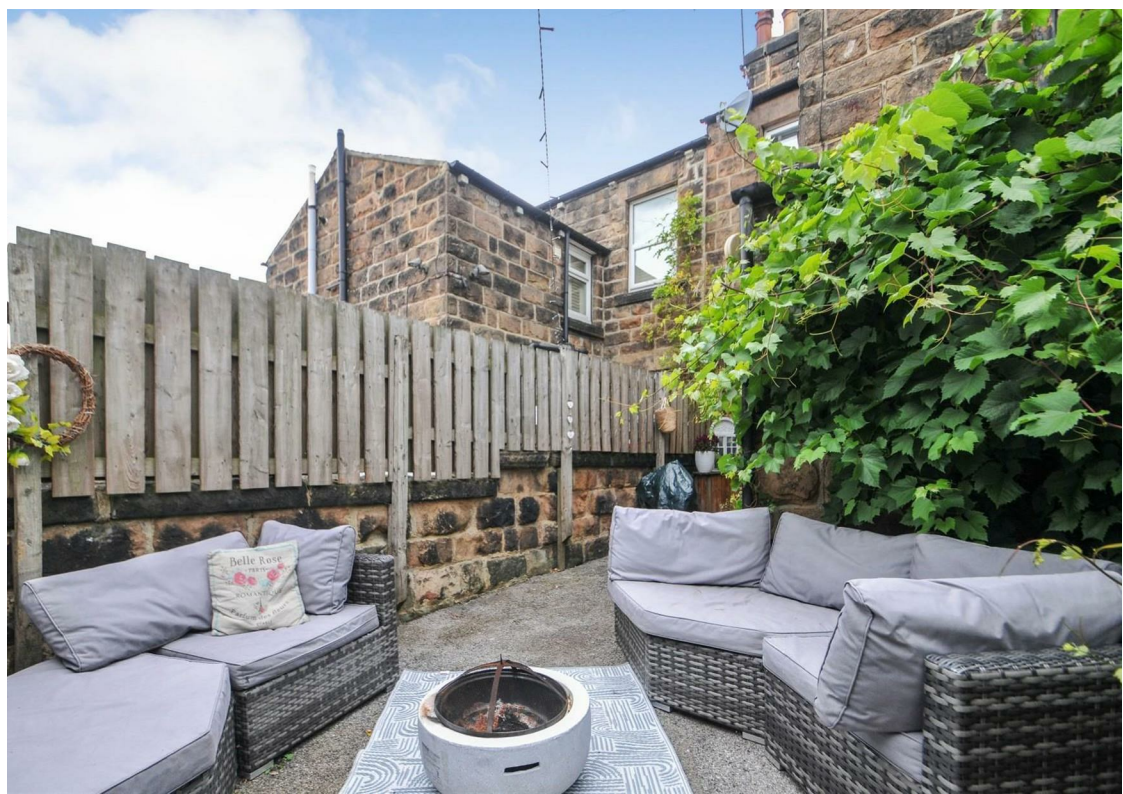
Energy rating D

This property produces 3.9 tonnes of CO2

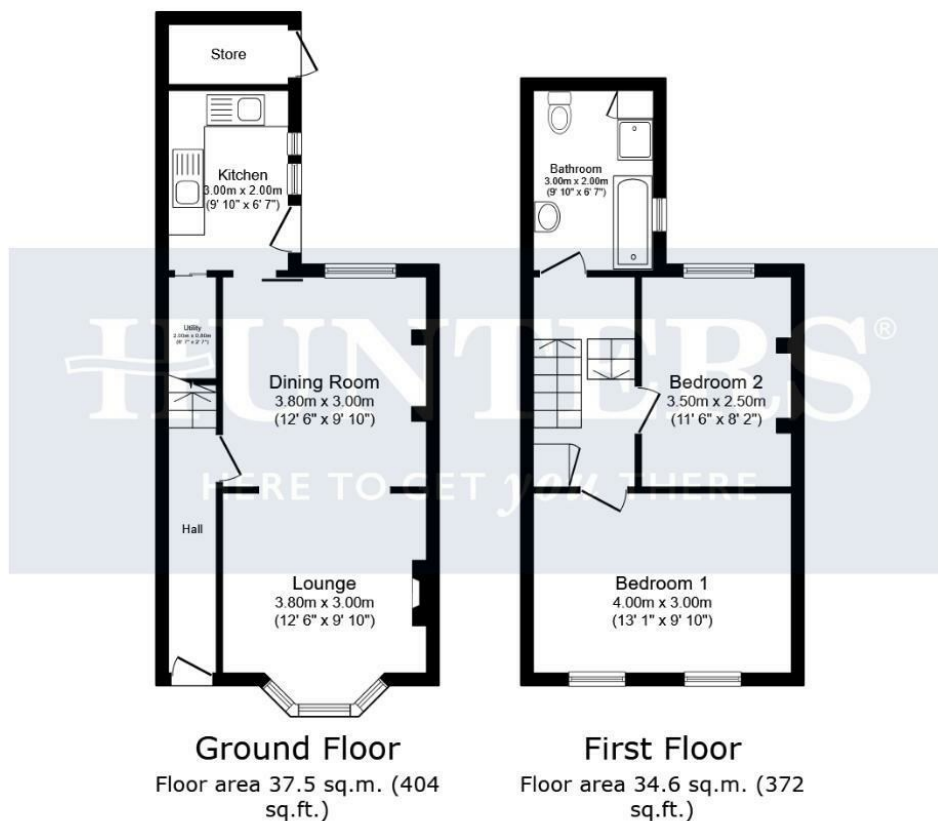
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B



62 Mayfield Grove, Harrogate, HG1 5EY



Total floor area: 72.1 sq.m. (776 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

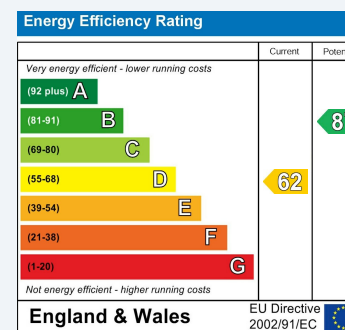
Please contact harrogatelettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 877083 Email: harrogatelettings@hunters.com <https://www.hunters.com>

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