

**2 MOUNT GARDENS
HARROGATE
HG2 8BS**



**NICHOLLS
TYREMAN**

2 MOUNT GARDENS | HARROGATE | HG2 8BS

An extremely well presented and extended semi detached property located to the favoured
South side of Harrogate.

Entrance Hall | Living Room | Living/Dining/Kitchen

Three Bedrooms | House Bathroom

Courtyard Garden | Off Street Parking

Council Tax: C | Energy Rating: D | Tenure: Freehold

£360,000





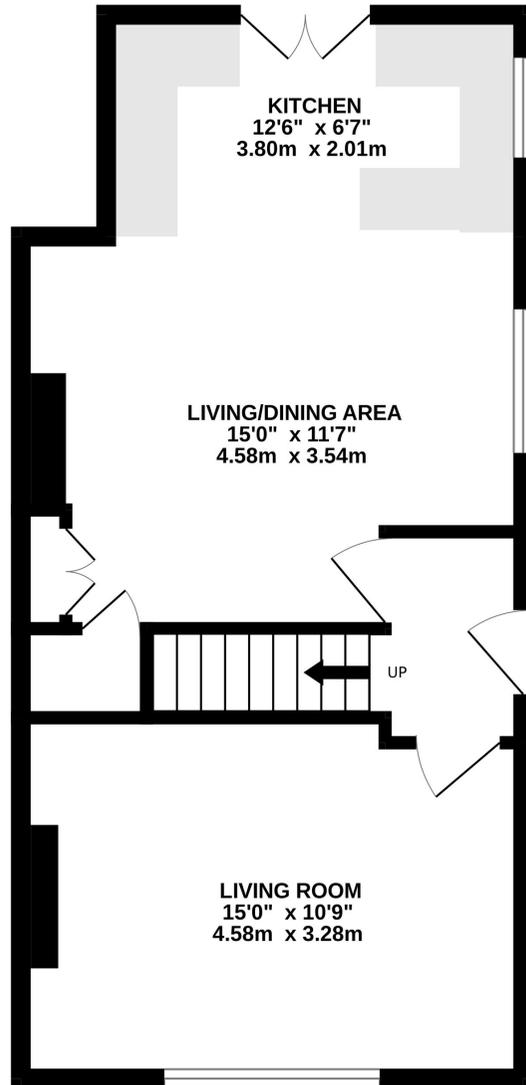
The property is extremely close to the Leeds Road shopping parade, Hornbeam rail station offering excellent commuter links to Leeds and York, local schools and recreational areas.

An internal inspection is recommended to appreciate the overall accommodation which has the benefit of double glazing and central heating. In brief it comprises: side entrance hall, good size living room and extended open plan living/dining kitchen. To the first floor are three bedrooms and house bathroom.

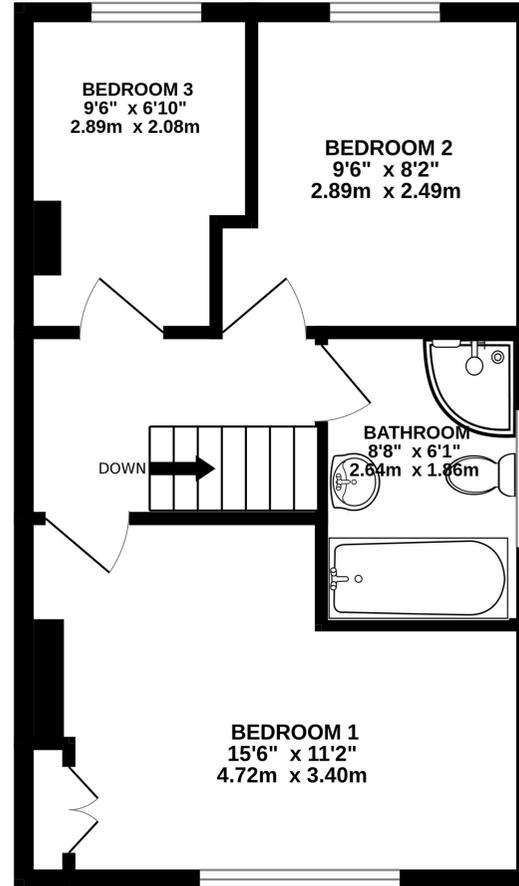
To the front of the property is a driveway with parking for one vehicle, and side pathway leading to the rear enclosed garden.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.





9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSTYREMAN.COM

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.