

39 REFARN MEWS  
HARROGATE  
HG2 9QN



NICHOLLS  
TYREMAN

## 39 REDFEARN MEWS | HARROGATE | HG2 9QN

Situated on the popular south side of Harrogate this spacious end-terrace home allows for flexible living throughout with expertly extended ground floor accommodation and three bedrooms.

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Entrance Hall | Living Room/Kitchen | Dining Room | Utility Room | Cloakroom with wc

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Three Bedrooms | House Bathroom

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Gardens & Driveway

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

# £450,000





**Located a short walk from excellent schooling, local amenities and multiple transport routes, this home would be the perfect property for many purchasers.**

Offered with gas fired central heating and double glazing throughout the property briefly comprises; entrance hall with stairs to the first floor and wc, dining space with bay window that leads into the extended open plan kitchen/dining/living space which has been expertly done to a very high standard providing modern kitchen units, built in appliances, island breakfast bar and large living area. There is also a useful utility room with units, storage cupboards and side entrance.

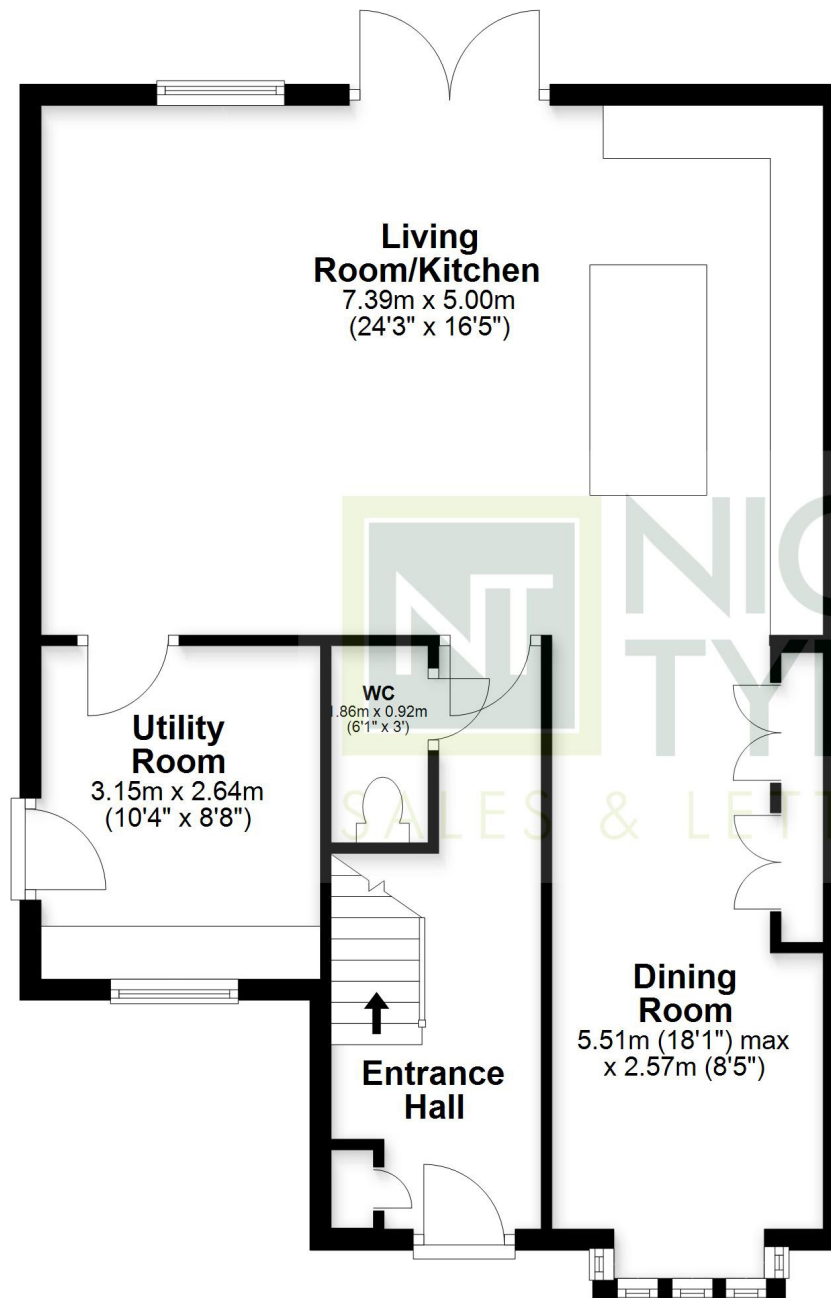
The first floor has three bedrooms. Two double bedrooms, single room and house bathroom comprising bath with shower over the top, wc and wash basin.

Externally the property benefits from driveway parking for two cars, side access to the rear garden with stone flagged patio area and lawned garden.



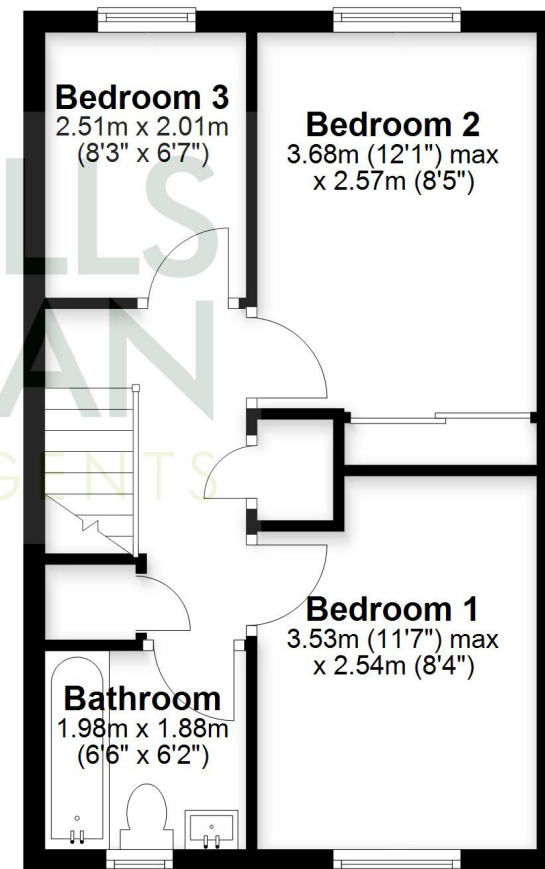
## Ground Floor

Approx. 72.6 sq. metres (781.8 sq. feet)



## First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



Total area: approx. 114.6 sq. metres (1233.0 sq. feet)

This plan is for illustrative purposes only and is not to scale.

All measurements are approximate

Plan produced using PlanUp.



9 Albert Street, Harrogate  
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