



85 Mayfield Grove

Harrogate, HG1 5HD

This basement apartment is set within an attractive double fronted character stone property with its own private entrance and is situated within close proximity of Harrogate town centre and its many amenities. The property benefits from a contemporary open plan living kitchen dining area, double glazing, gas central heating and a great location. Briefly comprising: Open plan lounge dining kitchen with integrated appliance, master bedroom with en suite, a further double bedroom and modern bathroom. Externally: Courtyard area. Ideal for a wide variety of purchasers. NO CHAIN!!!

Asking Price £220,000

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- TWO BEDROOM APARTMENT
- FURTHER DOUBLE BEDROOM
- COURT YARD AREA
- OPEN PLAN LOUNGE, KITCHEN, DINING ROOM
- CENTRAL LOCATION
- CLOSE PROXIMITY TO HARROGATE TOWN CENTRE
- MASTER BEDROOM WITH EN SUITE
- DOUBLE GLAZED + GAS CENTRAL HEATING
- NO CHAIN!!!

PRIVATE ENTRANCE

Double glazed front door leading into:

LOUNGE

16'5" x 17'4" (5.00m x 5.28m)

Double glazed windows to the front aspect, inset ceiling spot lights, television point, radiator.

OPEN PLAN TO

KITCHEN DINING AREA

8'6" x 10'5" (2.59m x 3.18m)

Range of modern wall and base units with a contemporary gloss finish and roll top work surface over, sink unit housing a stainless steel bowl and drainer with swivel tap, integrated electric oven and four ring induction hob and tiled splashback with an extractor above, integrated fridge freezer, dishwasher, breakfast bar, inset ceiling spot lights.

INNER HALLWAY

3' x 12'8" (0.91m x 3.86m)

Inset ceiling spot lights, laminate wood flooring.

BEDROOM ONE

12'9" x 12'11" (3.89m x 3.94m)

Double glazed window to the front aspect, television point, double radiator, cupboard housing boiler, door leading into:

EN SUITE

3'1" x 6'5" (0.94m x 1.96m)

White suite comprising: Shower cubicle, pedestal hand wash basin and tap, low level W.C., tiled floor, extractor fan, inset ceiling spot lights, wall mounted heated towel rail, double glazed window to rear aspect.

BEDROOM TWO

14'0" x 10'10" (4.27m x 3.30m)

Double glazed window to rear aspect, television point, double radiator.

BATHROOM

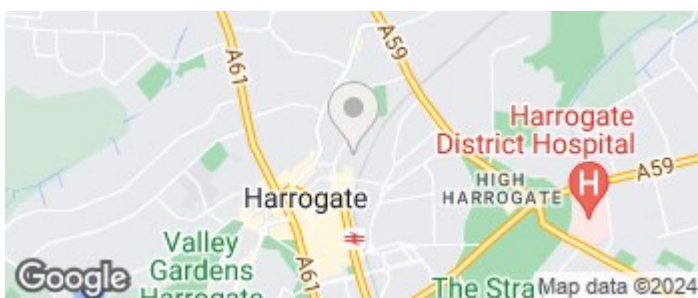
5'10" x 7'9" (1.78m x 2.36m)

White suite comprising: Panelled bath with over head shower attachment, low level W.C., pedestal hand wash basin and tap, heated chrome towel rail, inset ceiling spot lights, extractor fan, tiled floor, space and plumbing for washing machine.

EXTERNALLY

COURTYARD AREA

Courtyard area with stairs leading up to ground level.



[Directions](#)

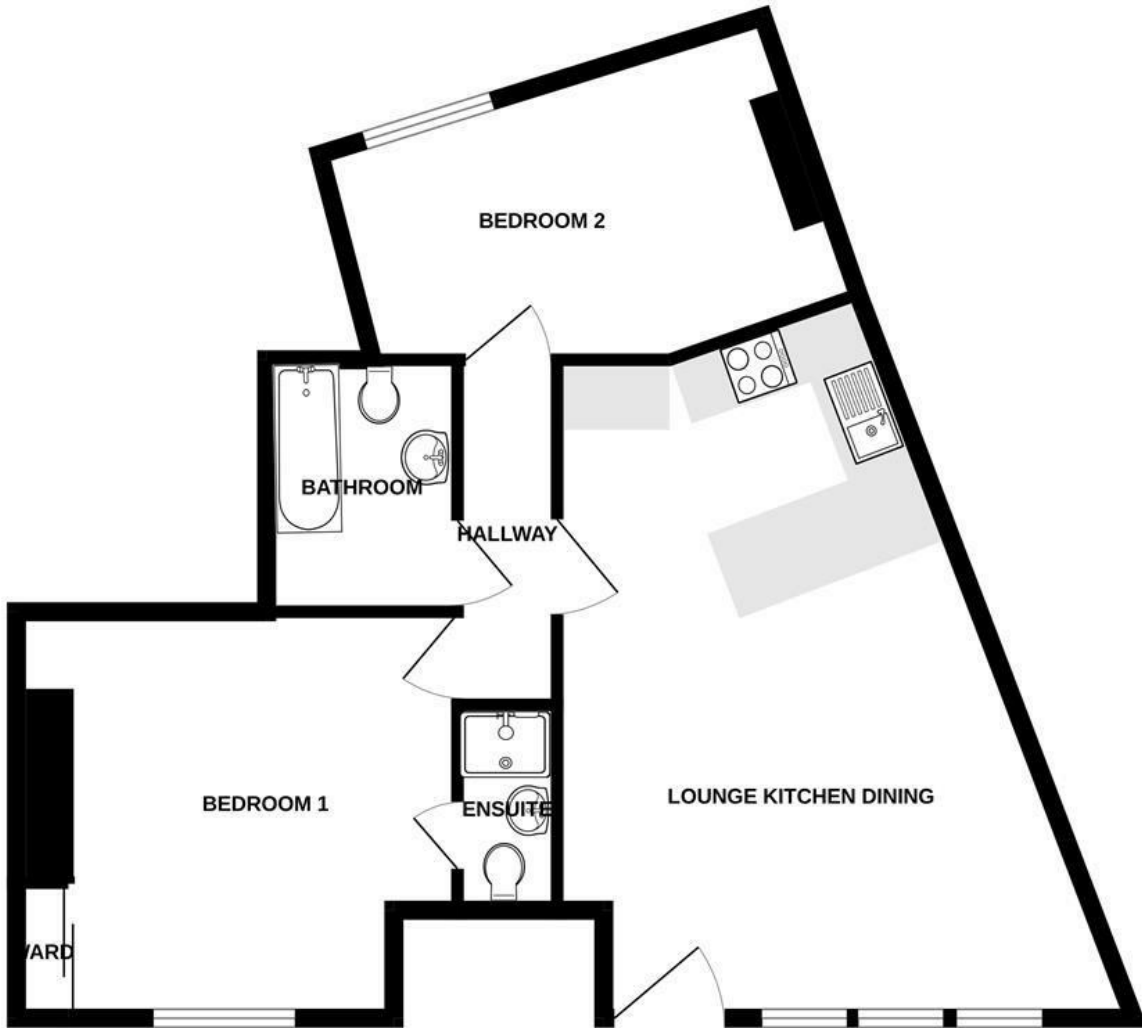
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Floor Plan

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	