



34 Mount Street, Harrogate

£225,000 Offers Over

**VERITY
FREARSON**

**YOUR AWARD
WINNING AGENT**
#DARINGTOBEDIFFERENT



A charming two-bedroom mid-terrace house offering surprisingly spacious accommodation, situated in one of Harrogate's most sought-after south-side locations, close to excellent local amenities, well-regarded schools and convenient transport links.

Outside, the property benefits from a private enclosed courtyard garden to the rear, providing an attractive and easily maintained outdoor space.

The property enjoys a superb south Harrogate location, with excellent local amenities close by including a popular parade of shops and the Marks & Spencer Food Hall. Oatlands Infant and Junior schools are within walking distance, along with open parkland and Hornbeam Park railway station. Excellent transport links are also available, with the Number 36 bus service operating between Ripon and Leeds every ten minutes during the day and easily accessed from Leeds Road.

Council Tax band: B

Tenure: Freehold

EPC: D

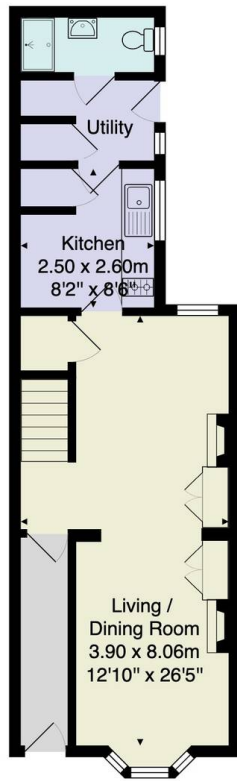


Now requiring modernisation throughout, the property presents an excellent opportunity for a purchaser to create a superb home tailored to their own requirements.

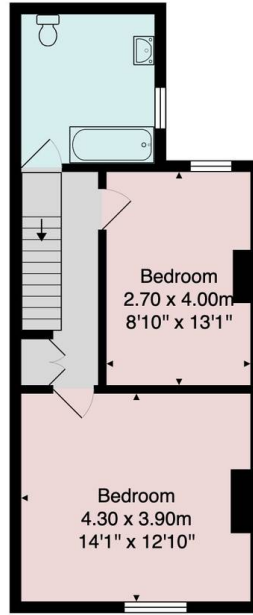
The accommodation opens into a particularly spacious bay-fronted living and dining room, providing ample space for both seating and dining areas. This leads through to the kitchen, beyond which is a useful utility room and ground-floor shower room.

To the first floor are two generous double bedrooms, together with a well-proportioned house bathroom.





Ground Floor



First Floor

Total Area: 87.9 m² ... 946 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.