

**1 FAIRFIELD MEWS
REAR OF 85 EAST PARADE
HARROGATE
HG1 5LP**



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A beautifully presented stone built, semi detached, mews property located in the very heart of the Harrogate town centre with the added benefit of allocated parking space and enclosed courtyard

Living Room/Dining Room | Kitchen | Ground Floor Bathroom

Two Bedrooms

Courtyard Garden

Council Tax: TBC | Energy Rating: D | Tenure: Leasehold

Agents Note: These photographs were taken before the current tenancy

£235,000





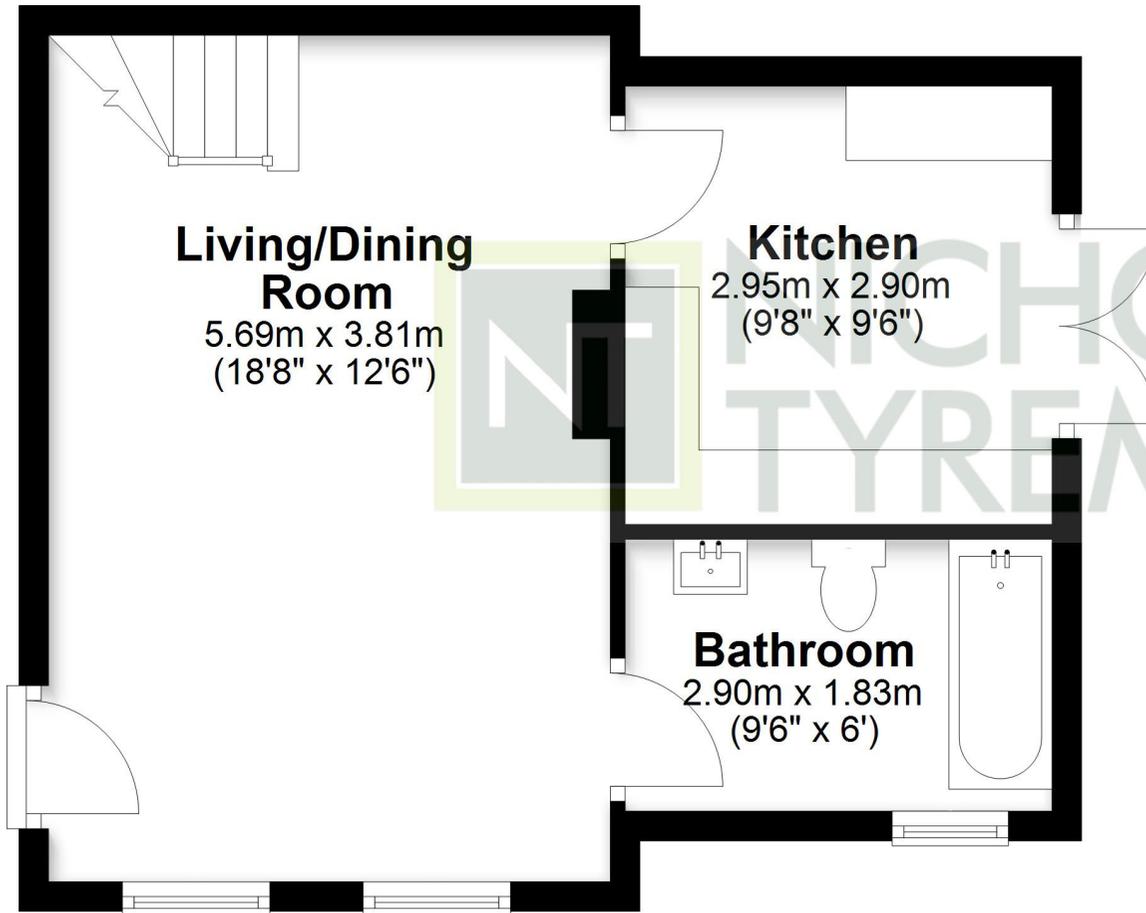
The property is quietly hidden away and an internal inspection is truly required to appreciate the accommodation which comprises: A large reception room with beamed ceiling and wood burning stove, modern fitted kitchen with integrated oven and hob and patio doors leading to the courtyard. There is also a beautifully appointed ground floor bathroom and the to first floor there are two double bedrooms.

To the front of the property is an allocated parking space and to the rear of the property there is an enclosed walled courtyard garden with deck area, stone barbecue, mature boundary hedges and access to the kitchen.

The property has the remainder of a 999 year lease - further details available on request

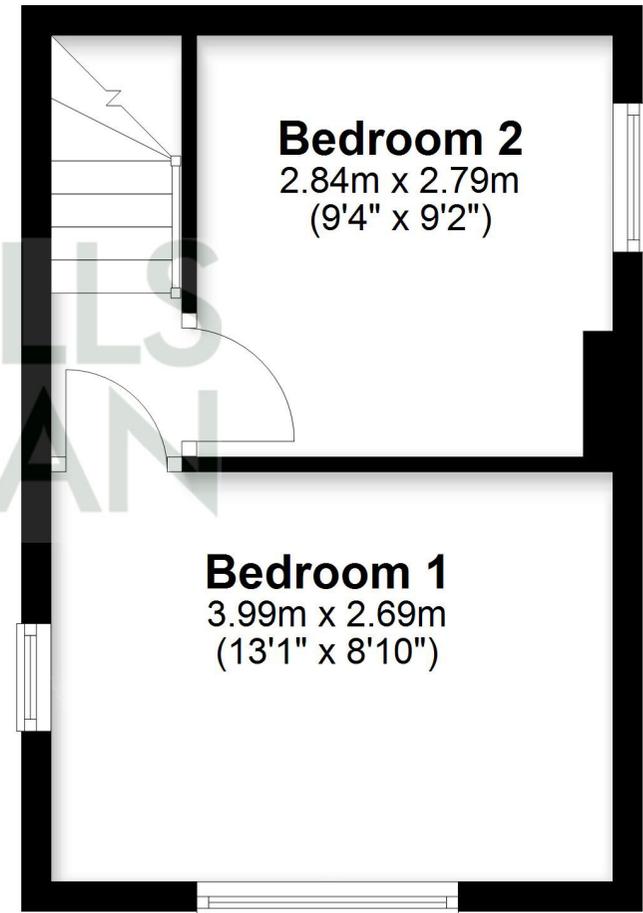
Ground Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



First Floor

Approx. 21.8 sq. metres (235.0 sq. feet)



This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



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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.