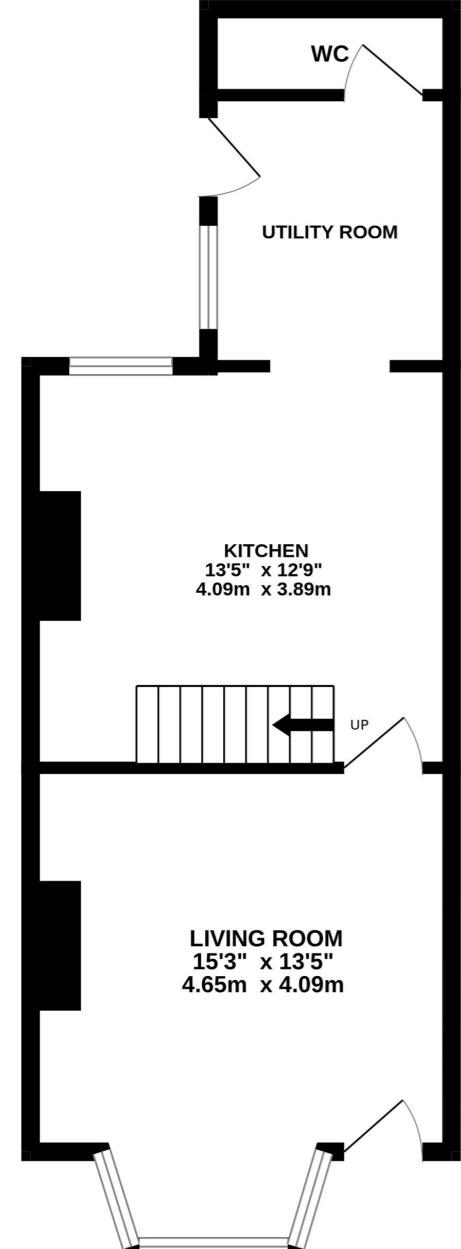
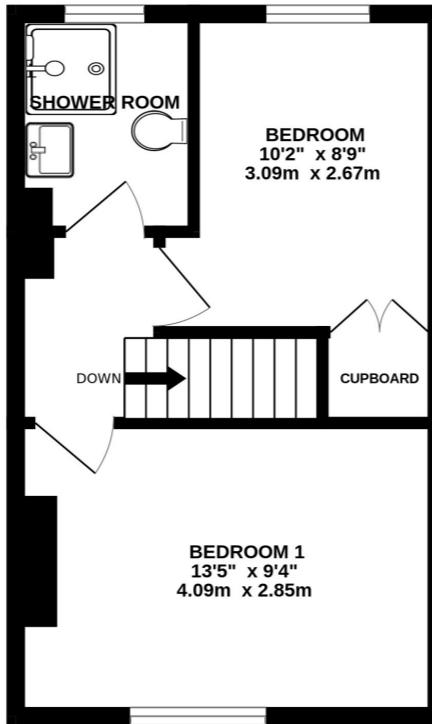


GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

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.

**39 MAYFIELD GROVE
HARROGATE HG1 5HD**

£1,200 PCM

39 MAYFIELD GROVE | HARROGATE | HG1 5HD

A two bedroom inner terraced property situated on Mayfield Grove which offers easy access into Harrogate town centre and all of its amenities.

Living Room | Kitchen | Utility Room | Cloakroom/wc

Two Bedrooms | House Shower Room

Private Courtyard | Off-Street parking space

Available Now | Returnable Bond £1,384.62

Unfurnished | No Smokers/Pets | Energy Rating: C | Council Tax: B



The property briefly comprises; front entrance porch leading into living room with bay windows, dining room with a new kitchen with built in fridge, dishwasher, electric hob cooker and oven. There is a separate utility room which has a washing machine and freezer, there is also a downstairs wc. Upstairs is a new bathroom with a spacious standing shower, master bedroom which can include an oak bed frame and bedside drawers, second double bedroom.

To the rear of the property is a private courtyard and an off street parking space whilst there is also the option to apply for a permit for parking on Mayfield Grove.