







Mount Street, Harrogate, HG2 8DQ

- NO ONWARD CHAIN
- Extended to provide spacious accommodation
- Well-appointed dining kitchen
- Modern shower room
- Good-sized enclosed rear garden
- Individual two-bedroom terraced house
- Two generous reception rooms
- Two good-sized double bedrooms
- Wider-than-average plot

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Guide Price £325,000

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DESCRIPTION

A charming and individually styled two-bedroom terraced house, extended to provide spacious and well-presented living accommodation, together with an unusually wide plot and good-sized enclosed rear garden. Ideally situated in the sought-after south Harrogate area, the property is offered for sale with no onward chain.

The accommodation briefly comprises an entrance into a spacious sitting room featuring a bay window, attractive fireplace and fitted storage. A further generous family room provides additional versatile living space, with an attractive fireplace, living-flame gas fire and fitted cabinets and shelving.

To the rear is the impressive dining kitchen, fitted with a range of wall and base units, gas hob, integrated oven, dishwasher, washing machine and fridge/freezer. There is ample space for dining, together with a window overlooking the garden and glazed doors providing direct access to the outside.

To the first floor are two good-sized double bedrooms, both benefiting from attractive ornamental fireplaces. The principal bedroom enjoys a front aspect, while the second bedroom overlooks the rear. The modern shower room is fitted with a white suite comprising WC, washbasin set within a vanity unit and a large walk-in shower, complemented by tiled walls and floor, heated towel rail and rear window.

Externally, a particular feature of the property is its wider-than-average plot, providing a very good-sized paved and enclosed courtyard garden, ideal for outdoor seating and entertaining, together with a useful garden shed.

Mount Street occupies a highly desirable south Harrogate location, well placed for a range of excellent local amenities. These include a parade of shops, Hornbeam Park railway station and a selection of popular primary and secondary schools. The property offers an appealing combination of generous living space, convenient location and attractive outdoor space, making it an excellent opportunity for a range of buyers.







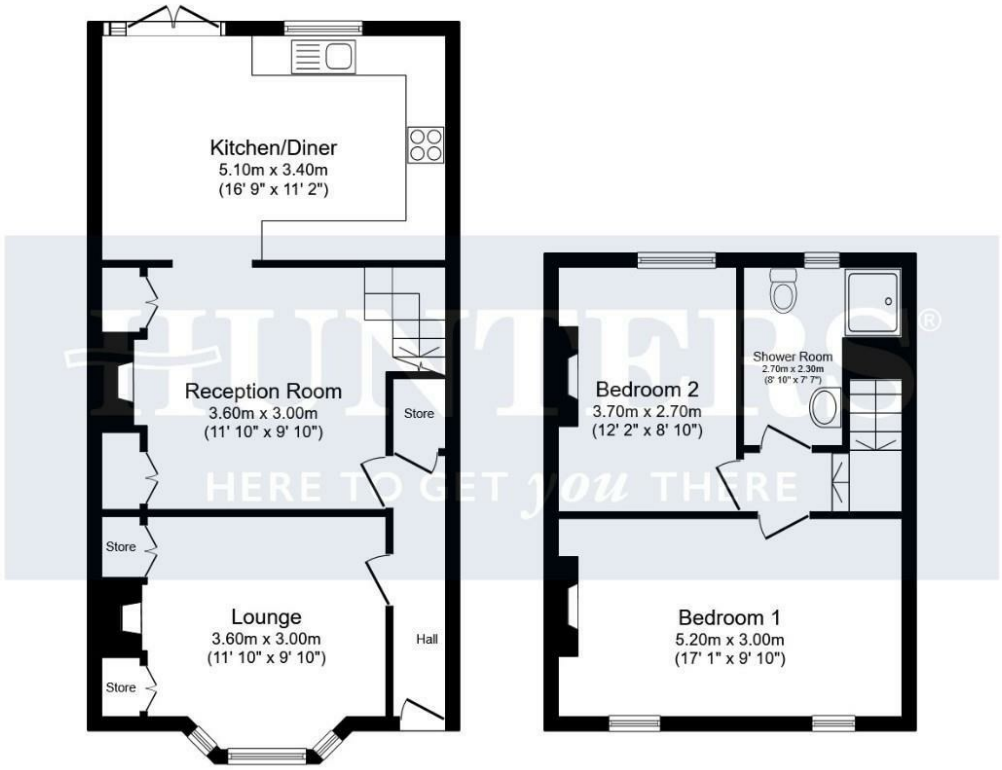












Total floor area 89.9 sq.m. (967 sq.ft.) approx

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Viewings

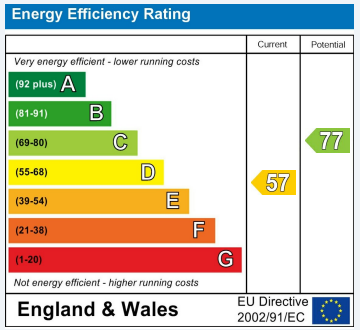
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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