



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

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.

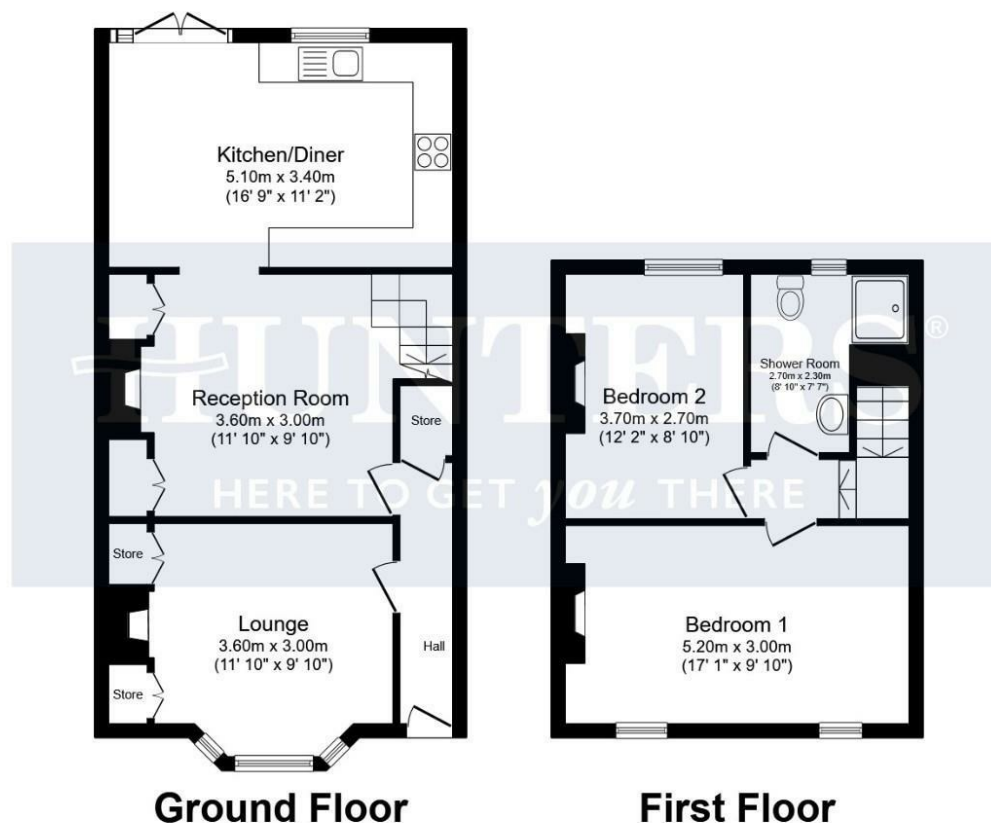
To the first floor are two good-sized double bedrooms, both benefiting from attractive ornamental fireplaces. The principal bedroom enjoys a front aspect, while the second bedroom overlooks the rear. The modern shower room is fitted with a white suite comprising WC, washbasin set within a vanity unit 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

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Valuations

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



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

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.

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	

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