



10 Mayfield Terrace, Harrogate

£210,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



An attractive and well-presented two bedroom mid-terrace property, occupying an exceptionally convenient position in the heart of Harrogate town centre. The property is just a few minutes' walk from Harrogate railway station and the excellent range of shops, cafés, bars, restaurants and amenities available within the town.

The accommodation is well proportioned throughout and combines a spacious sitting room with a modern kitchen, two bedrooms, a useful lower-ground-floor utility room and an enclosed south-facing courtyard garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR

The sitting room is a generous and welcoming reception space with a bay window to the front and an attractive wood-burning stove.

The kitchen is fitted with a range of wall and base units together with a gas hob, integrated oven and integrated fridge freezer.

LOWER GROUND FLOOR

A useful additional room on the lower ground floor is currently used as a utility area and benefits from plumbing for a washing machine together with excellent storage space.

FIRST FLOOR

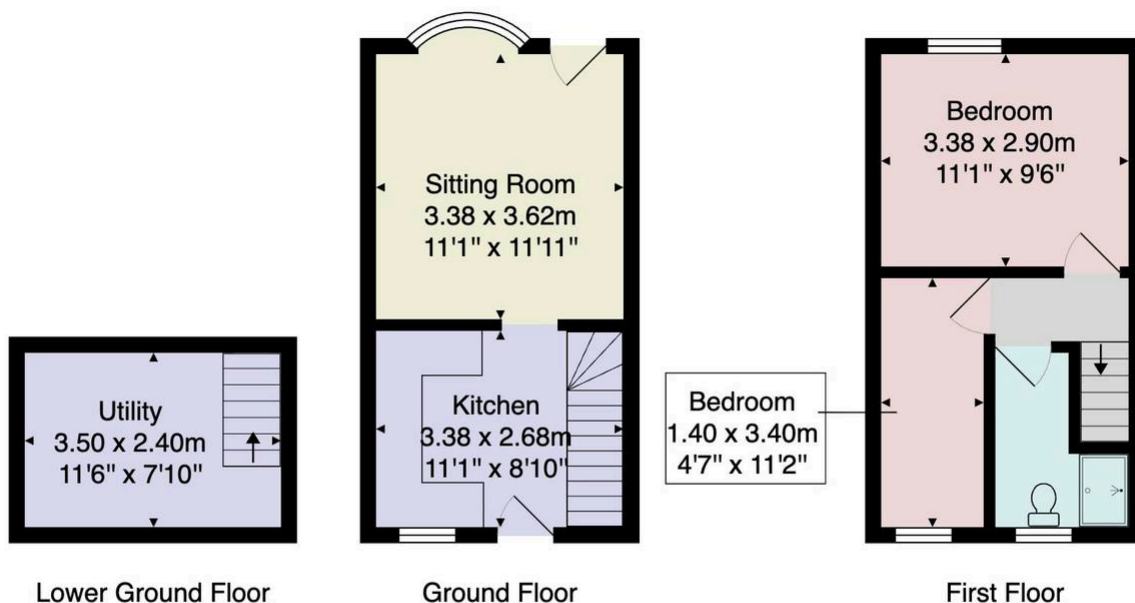
There are two bedrooms on the first floor.

The accommodation is completed by a modern bathroom fitted with a white suite comprising a WC, washbasin and bath with shower above, together with a heated towel rail.

OUTSIDE

To the rear is a good-sized enclosed paved courtyard garden enjoying a desirable south-facing aspect, providing an attractive and low-maintenance outdoor sitting area.





Total Area: 52.3 m² ... 563 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.

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