



Mayfield Grove, Harrogate, HG1 5EY

- Beautiful stone-built end-terrace period home
- Spacious bay-fronted lounge
- Lower ground floor cinema room
- Principal bedroom with dressing area and en-suite
- Enclosed rear courtyard with decking
- Three bedrooms arranged over four floors
- Modern dining kitchen with granite worktops
- Useful utility room
- Contemporary house bathroom
- Prime location close to Harrogate town centre

Guide Price £325,000



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DESCRIPTION

A beautifully presented three-bedroom, stone-built end-terrace period home, offering stylish accommodation arranged over four floors and situated in a highly sought-after location close to Harrogate town centre.

Ideally positioned within easy reach of Harrogate's excellent shops, restaurants, schools and transport links, this attractive home combines period charm with modern living, making it ideal for a wide range of buyers.

The well-appointed accommodation extends over four floors. The lower ground floor features a versatile cinema room together with a practical utility room. To the ground floor, a welcoming bay-fronted lounge leads through to a spacious dining kitchen fitted with a range of units, granite work surfaces, integrated appliances and French doors opening onto the rear courtyard.

The first floor comprises two well-proportioned bedrooms and a contemporary house bathroom, while the second floor is dedicated to an impressive principal bedroom complete with a dressing area and modern en-suite shower room.

Outside, the enclosed courtyard garden enjoys a decked seating area, creating a private and low-maintenance space ideal for relaxing or entertaining.

Offering an excellent balance of character features and contemporary finishes in one of Harrogate's most desirable locations, early viewing is strongly recommended.

Accommodation

Lower Ground Floor: Cinema room and utility room.

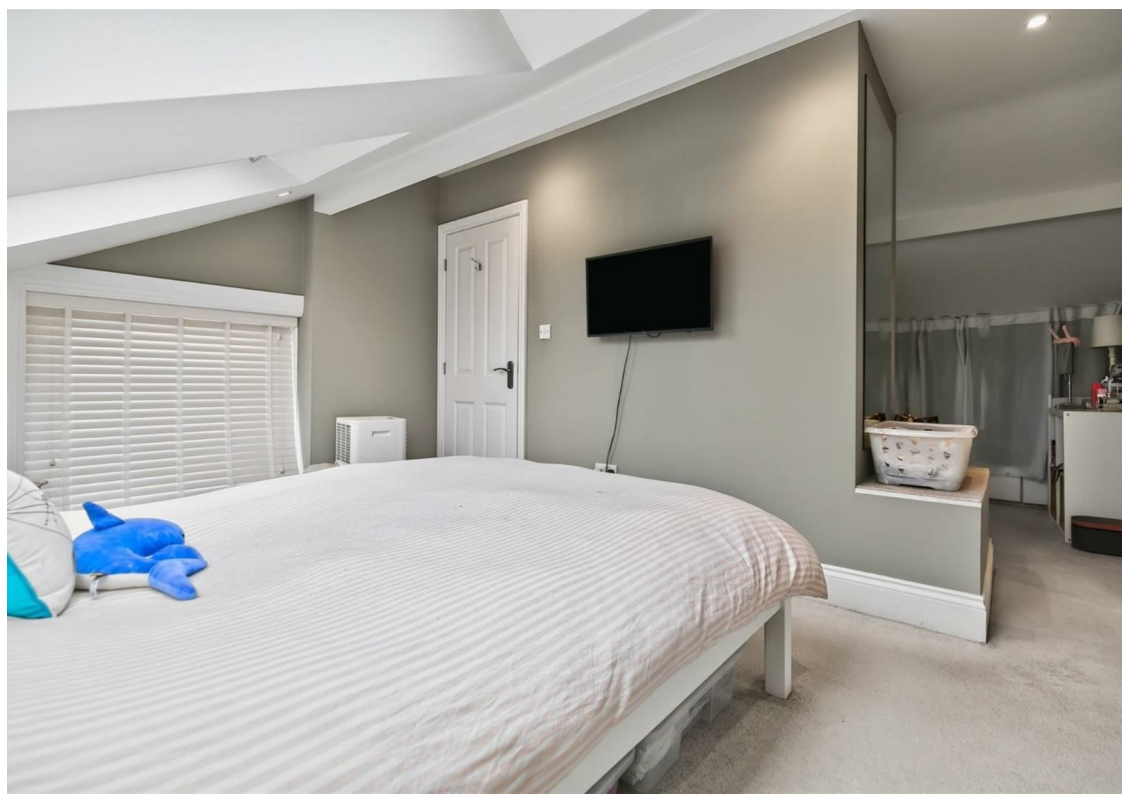
Ground Floor: Entrance hall, bay-fronted lounge and spacious dining kitchen with granite work surfaces, integrated oven, grill and hob, Velux roof window and French doors to the rear garden.

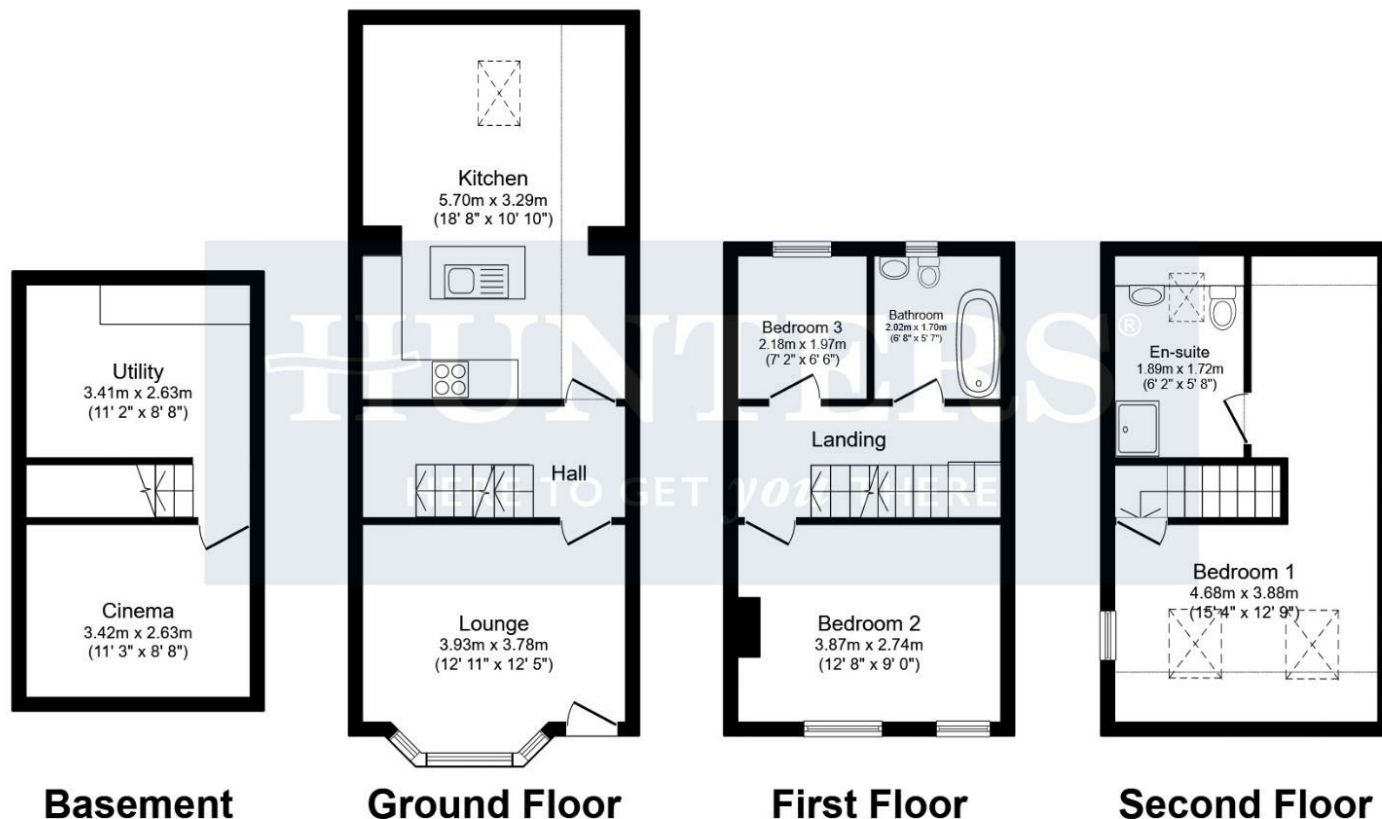
First Floor: Two bedrooms and a modern bathroom fitted with a bath, shower over, wash basin, W.C. and heated towel rail.

Second Floor: Generous principal bedroom with dressing area and en-suite shower room.

Outside: Enclosed courtyard-style garden with decked seating area.







Total floor area 121.4 sq.m. (1,307 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



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.

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	

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.

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