



8-10 Cheltenham Mount
Harrogate, HG1 1DL

Guide price £195,000



STUNNING TWO DOUBLE BEDROOMED FLAT
CITY CENTRE LOCATION CLOSE TO LOCAL SHOPS AND TRAIN STATION
OPEN PLAN SPACIOUS KITCHEN LIVING AREA MODERN BATHROOM
INTERCOM ALLOCATED PARKING
EPC C



Description

Welcome to a charming and distinctive two-bedroom flat, perfectly situated on the low second floor. This residence artistically blends contemporary style with the comforts of home, showcasing its unique character throughout. With a dynamic layout and the added bonus of a private parking space, this flat promises both convenience and flair.

As you enter, you're greeted by a spacious living area that radiates warmth and vibrancy, adorned with modern furnishings and quirky design elements, creating an inviting atmosphere ideal for relaxation or entertaining guests. The adjoining kitchen is a culinary enthusiast's dream, equipped with sleek contemporary appliances and ample counter space, making cooking and hosting effortless and enjoyable. Both bedrooms are generously sized and thoughtfully decorated, providing a perfect sanctuary away from the hectic pace of daily life. Each room contains ample storage solutions, ensuring you can keep your space organised and serene. The bathroom features a sleek and modern design, enhancing the overall aesthetic appeal of this charming flat. Ideally nestled in the heart of the town centre, this stylish residence offers unmatched convenience. A short stroll will lead you to an array of shops, delightful cafes, and efficient transport links, making it an ideal base for those who appreciate urban living with a unique character.

While the property comes fully furnished, there is the option for part-furnished arrangements through negotiation, catering to your personal preferences.

****HEATING****

This flat is equipped with mains gas central heating, ensuring a warm and comfortable environment throughout the year.

****COUNCIL TAX BAND****

The property falls under Band C for council tax.

****UTILITIES****

All essential mains services are connected for your convenience.

****BROADBAND****

The flat is ready for broadband connectivity, and for the most accurate details on speeds and availability, we recommend checking the Ofcom online search tool.

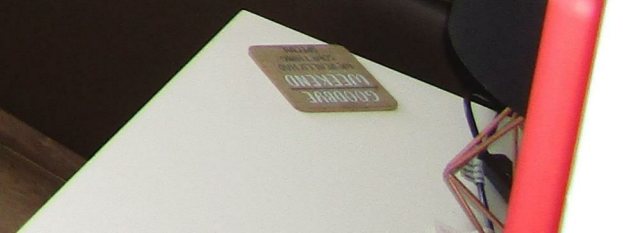
****MOBILE SIGNAL / COVERAGE****

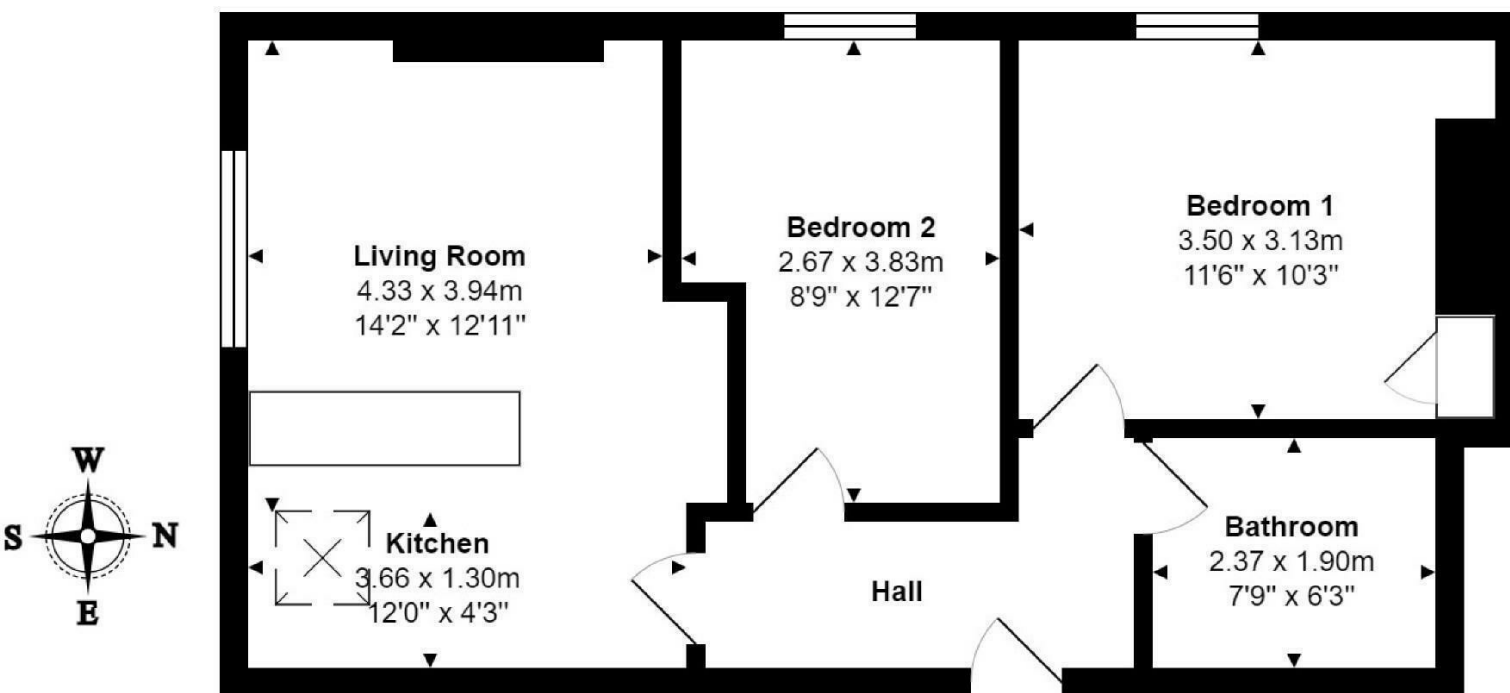
For information on mobile phone signal strength and coverage in the area, the Ofcom online search tool is a helpful resource.

Location

The property is situated on Cheltenham Mount close to its junction with Cheltenham Parade A61 which forms the main road through Harrogate. Nearby occupiers include other office users, Red House Originals gallery and other business's and within a short distance to the bus and train stations along with local shops and supermarkets.







Total Area: 53.6 m² ... 577 ft²

All measurements are approximate and for display purposes only.

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			
FUI Directive			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
FUI Directive			

Craven-Holmes Estate Agents. 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW

t: 01423 329010 **e:** lettings@craven-holmes.co.uk | sales@craven-holmes.co.uk

www.craven-holmes.co.uk