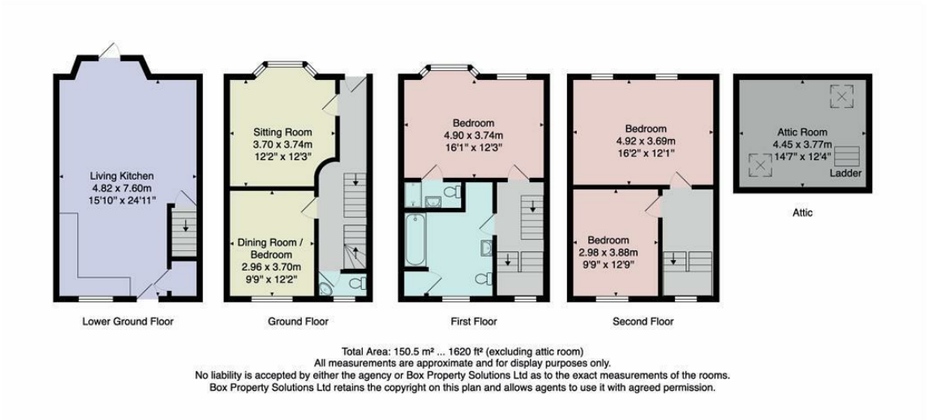
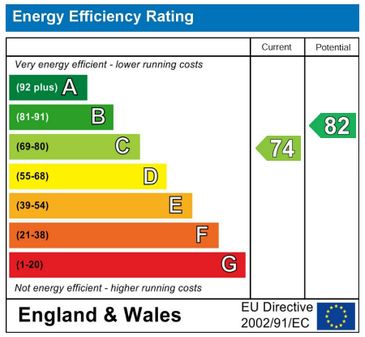
Floor Plan



Total Area: 150.5 m² ... 1620 ft² (excluding attic room)
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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Performance Certificate



Directions

Proceed down Parliament St and turn right onto Kings Road. Take the right hand turning up Cheltenham Mount and turn first left into Cheltenham Parade where the property is easily found on the left-hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Offers Over £695,000

44 Cheltenham Mount, Harrogate, HG1 1DL

4 Bedroom House - Townhouse

An updated character four bedroom townhouse with outside entertaining space and off-road private parking situated in a central convenient position within Harrogate. No chain involved.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

Updated and modernised by the current owners to an exacting standard the property warrants an early internal inspection.

With gas fired central heating and replacement double glazed windows the accommodation briefly comprises;Reception hall, lounge, study/bedroom four, guest cloakroom/wc.

On the lower ground floor there is a stunning open plan kitchen with soft seating space,dining area and a new fitted kitchen with integrated appliances and a freestanding American style fridge freezer.

This area is both spacious and light and features a south east facing enclosed private dining/entertaining area. Additionally there is a useful under stairs store idea for storage.

At first floor there is a Master bedroom with updated luxury ensuite shower room.
Additionally, there is a beautiful white bathroom with character roll top bath with shower over. There is a concealed pressurised hot water cylinder.

To the second floor there are two further double bedrooms and from the landing there is a pull down ladder that provides access to a useful attic room. The attic room has two skylights and is carpeted making it an ideal study or playroom/store.

Outside to the rear of the property there is private parking for two vehicles along with EV charger.

The property stands in one of Harrogate's most desirable locations in the heart of the town centre. Close by there are a good range of shops bars and restaurants. Additionally, they're a good road and rail links providing access to York,Leeds and London.

















