87 Mayfield Grove, Harrogate, HG1 5HD

- OFFERED TO THE MARKET CHAIN FREE
- Sought after location
- Located near the town centre and excellent amenities
- Can be sold as an Air B&B with bookings in place
- Ideal for first time buyers or investors
- Beautiful open plan kitchen and lounge
- Two generously sized bedrooms
- Council Tax Band B

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HERE TO GET *you* THERE

Offers In The Region Of £200,000

87 Mayfield Grove, Harrogate, HG1 5HD

DESCRIPTION

OFFERED TO THE MARKET CHAIN FREE. This delightful apartment presents an excellent opportunity for first-time buyers and investors alike. The property boasts a well-designed open plan kitchen and lounge, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining.

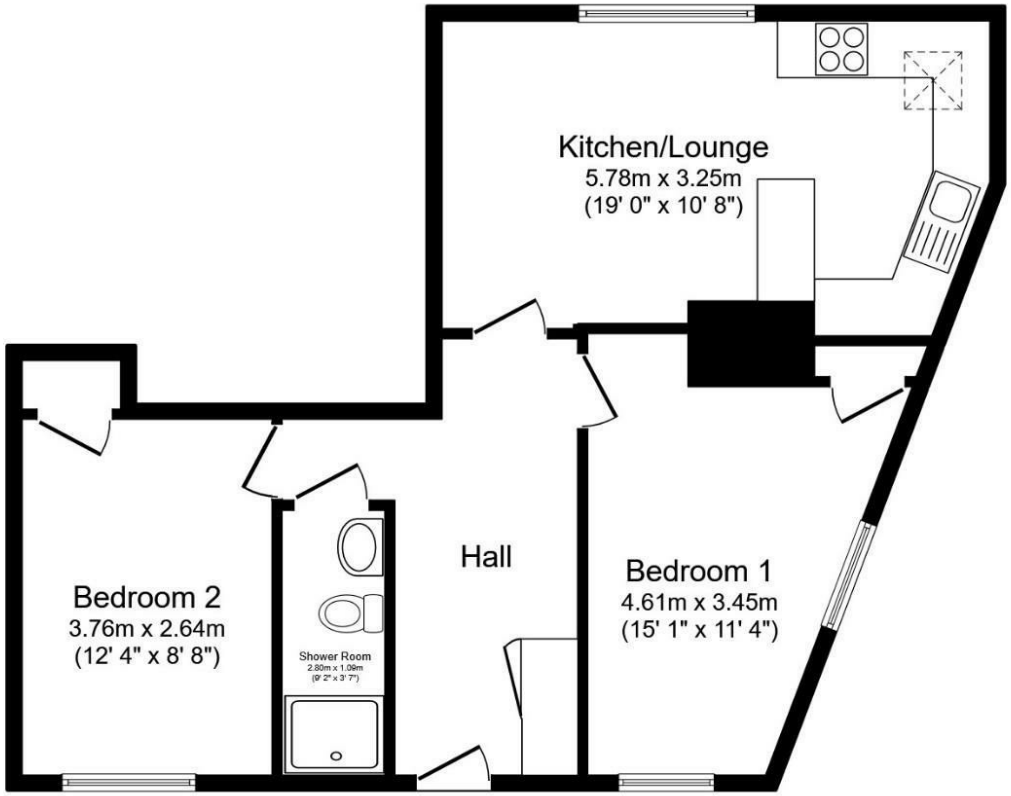
With two generously sized bedrooms, this apartment offers ample space for comfortable living. The layout is thoughtfully arranged to maximise natural light, enhancing the overall appeal of the home. The bathroom is conveniently located, ensuring practicality for everyday use.

Harrogate is renowned for its beautiful parks, vibrant town centre, and excellent amenities, making this location particularly desirable. Residents will enjoy easy access to local shops, cafes, and transport links, providing a perfect blend of convenience and leisure.

Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this apartment at Mayfield Grove is sure to impress. Do not miss the chance to view this charming home.

EPC
Energy rating C
This property produces 1.7 tonnes of CO2

Material Information - Harrogate
Tenure Type: Leasehold
Leasehold Years remaining on lease: 992
Leasehold Annual Service Charge: as and when required
Council Tax Banding: B



Total floor area 55.9 m² (601 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 www.focalagent.com

Viewings

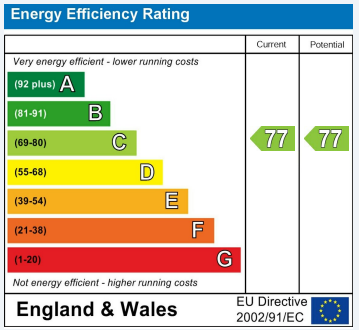
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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