

3 CHELTENHAM MOUNT
HARROGATE
HG1 1DW



NICHOLLS
TYREMAN



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An excellent opportunity to purchase this spacious town house situated a short walk from Harrogate town centre offering flexible family living with access to all of the towns amenities. The property provides accommodation spread across four floors including four double bedrooms and a self-contained salon/workspace.

Lower Ground Floor Salon | Store | Utility | WC

Ground Floor Hall | Living Room | Dining Room | Kitchen

Four Double Bedrooms | Loft Space | Bathroom | Seperate WC

Rear Yard

Council Tax: TBC | Energy Rating: E | Tenure: Freehold

£450,000





Offered with gas fired central heating and double glazing throughout the property, which briefly comprises; stairs up to the front door, entrance hall, living room with fireplace and bay window, dining room with fireplace and storage cupboards leading to a galley kitchen with fitted units and rear door access.

The first floor provides two double bedrooms along with the house bathroom and useful separate w/c. Stairs then lead up to the second floor with another two double bedrooms, one with access to fitted wardrobes and access to useful loft space.

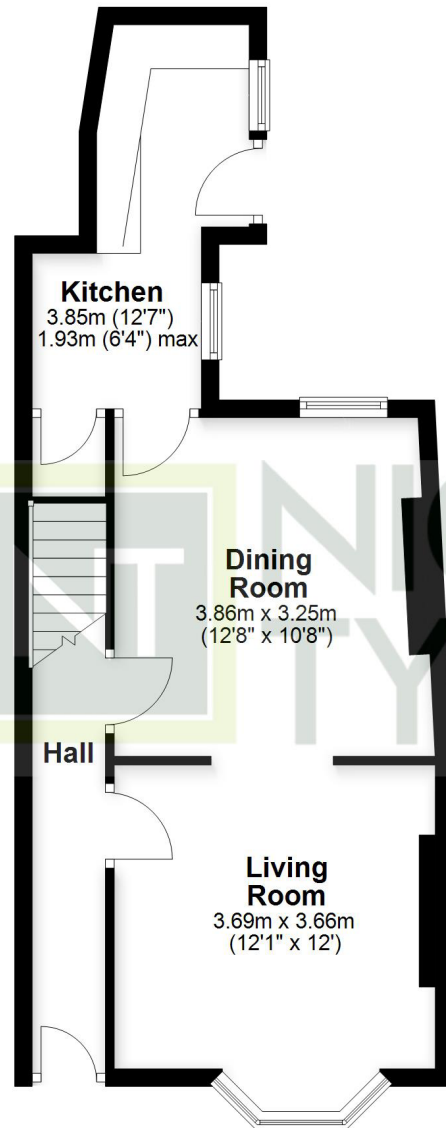
The lower ground floor of the property offers a flexible space currently being used as self contained salon and can be accessed either through the main house or by a separate access door off the street.

Externally the property offers a rear yard that catches the sun throughout the day with access from the street behind.

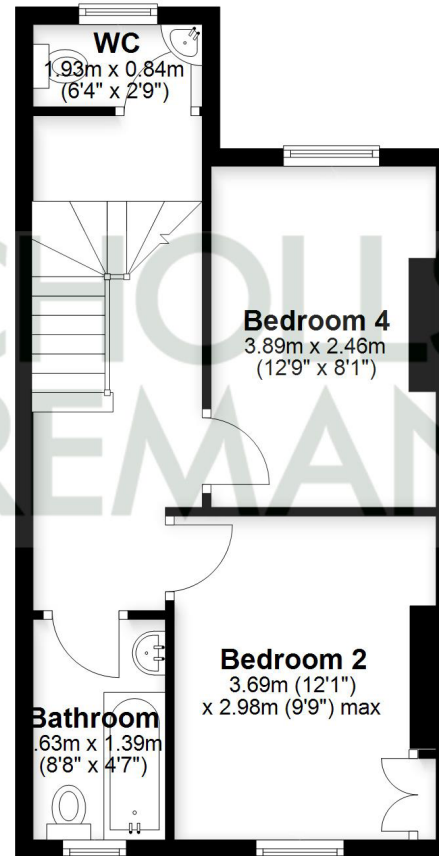




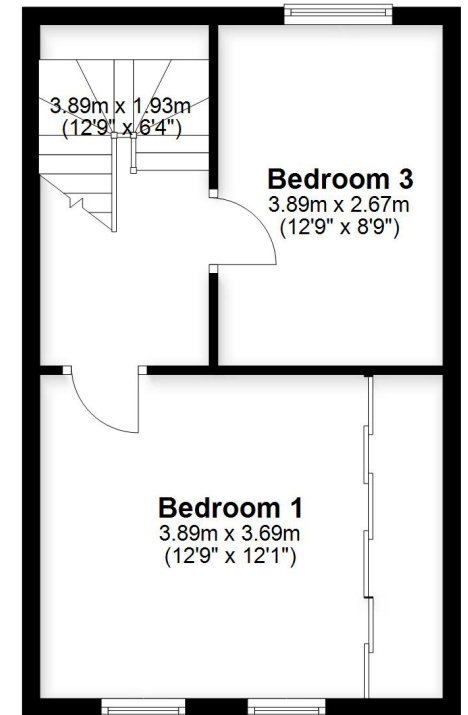
Ground Floor



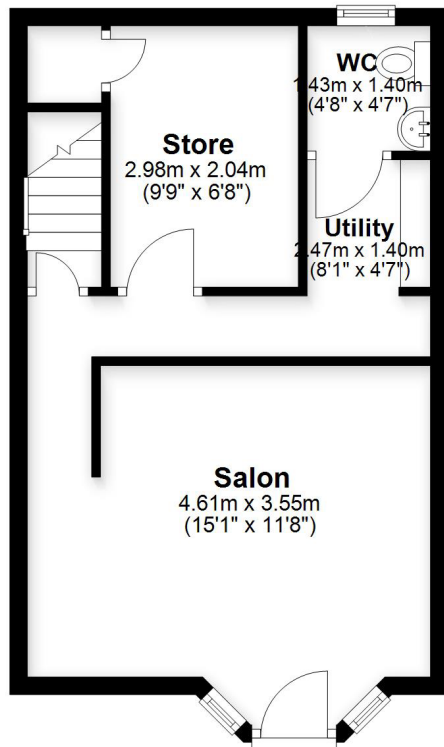
First Floor



Third Floor



Lower Ground Floor



Total area: approx. 149.6 sq. metres (1610.4 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate



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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.