

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

verityfearson.co.uk



19 Mayfield Grove, Harrogate, North Yorkshire, HG1 5HD

£355,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

19 Mayfield Grove, Harrogate, North Yorkshire, HG1 5HD

A spacious and very well-presented four-bedroomed town house situated in this excellent position in the heart of Harrogate town centre with attractive courtyard garden.

This super property provides spacious and characterful accommodation, with two reception rooms, a stylish kitchen and utility room. On the upper floors there are four good-sized bedrooms and a bathroom. To the rear of the property there is an enclosed paved, low-maintenance courtyard garden.

The property is situated in a most convenient location, just a few minutes' walk from the amenities of Harrogate town centre, the bus and railway stations, shops, bars and restaurants.





GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window with fitted shutters. Attractive fireplace with electric fire.

DINING ROOM

A further good-sized reception room with fitted shelving and glazed patio doors leading to the garden.

KITCHEN

With a range of stylish wall and base units with space for appliances.

UTILITY

With fitted worktop and plumbing for washing machine and tumble dryer.



FIRST FLOOR

BEDROOM 1

A large double bedroom with windows to front with fitted shutters.

BEDROOM 2

A further bedroom with window to rear.

BATHROOM

With WC, washbasin, shower and bath. Heated towel rail. Window with fitted shutters.

SEPARATE WC

A useful additional WC.



SECOND FLOOR

BEDROOM 3

A large bedroom with window and skylight window. Access to eaves storage.

BEDROOM 4

A further bedroom with skylight window.

OUTSIDE

To the rear of the property there is an attractive, paved, low-maintenance courtyard garden, providing an excellent outdoor entertaining space.

Tenure - Freehold

Council Tax Band - C





Total Area: 123.6 m² ... 1331 ft²
 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.

Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
<small>Best energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>9996 87C483 C204</small>			