



30 Mount Gardens, Harrogate, North Yorkshire, HG2 8BS

£425,000

Offers Over

30 Mount Gardens, Harrogate, North Yorkshire, HG2 8BS

A very spacious and substantially extended three-bedroom semi-detached house occupying a large plot at the end of a quiet cul-de-sac in this popular and highly convenient location on the south side of Harrogate.

This is beautifully presented family home provides quality accommodation comprising a dining kitchen with glazed doors leading to the garden, together with two separate reception rooms, utility and downstairs shower room. Upstairs, there are three bedrooms and a modern bathroom. A particular feature of the property is the generous outside space with a driveway, garage and very good-sized garden with paved sitting area.

The property is located in this sought-after position within catchment of popular primary and secondary schools and well served by excellent local amenities, including the parade of shops along Leeds Road, and within a few minutes' walk of Hornbeam Park railway station.





GROUND FLOOR

RECEPTION HALL

SITTING ROOM

A spacious reception room with living-flame gas fire.

DINING / FAMILY ROOM

A further extended reception room with sitting and dining area. Skylight window and glazed doors lead to the garden. Tiled fireplace with living-flame gas fire.

DINING KITCHEN

An L-shaped extended kitchen and dining room with windows and glazed doors leading to the garden. The kitchen comprises a range of fitted units with integrated dishwasher and space for appliances. Utility area with space and plumbing for washing machine and tumble dryer.

SHOWER ROOM

With a modern white suite, comprising WC, washbasin and shower. Heated towel rail.

FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms.

BATHROOM

A white modern suite comprising WC, washbasin, bidet, bath and shower.

LOFT

A pull-down ladder leads to a boarded loft.

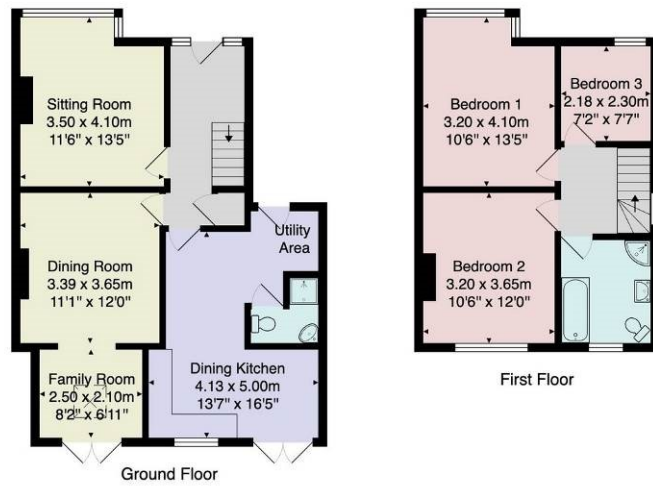
OUTSIDE

A drive provides off-road parking and leads to a garage. To the rear of the property there is a good sized and attractive garden with lawn, patio and well-stocked borders.

Tenure - Freehold

Council Tax Band - C





Total Area: 103.8 m² ... 1117 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