



1 Fairfield Mews, Rear of 85 East Parade, Harrogate, HG1 5LP

£225,000

Guide Price

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An attractive stone-built mews property with parking space, situated in the heart of Harrogate town centre and providing well-presented, modern accommodation.

The spacious accommodation comprises a large reception room with wood-burning stove, together with modern kitchen, bathroom and two double bedrooms. The property has the benefit of an allocated parking space.

Fairfield Mews is situated at the rear of East Parade, accessed via Mornington Crescent, and is a quiet position yet within a few minutes' walk from the centre of Harrogate, where all the town's amenities, including the railway station, are close by. Offered for sale with no onward chain.





GROUND FLOOR

A spacious reception room with space for sitting and dining areas. Attractive recessed fireplace with wood-burning stove.

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit and bath with shower above. Tiled walls and floor and heated towel rail.

KITCHEN

With a range of modern fitted wall and base units with worktop and breakfast bar. Electric hob, integrated oven and space for appliances. Patio doors lead to the garden.



FIRST FLOOR

BEDROOMS

There are two good-sized double bedrooms, with the main bedroom having fitted storage.

TENURE

Leasehold. Lease details to follow.

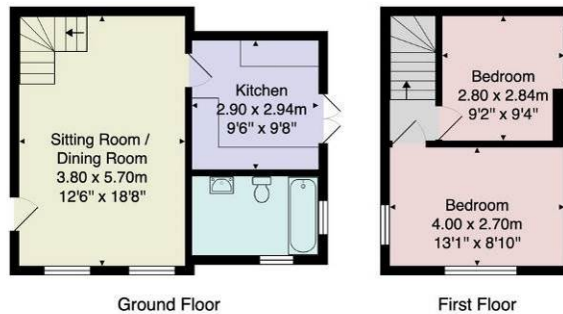
DIRECTIONS

The property is located at the rear of East Parade. However, access is via Mornington Terrace.



Council Tax Band - B





Total Area: 59.5 m² ... 640 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc4u.com</small>			