



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

£325,000

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A beautifully presented three-bedroom semi-detached house with double width drive and attractive garden, situated in a sought-after position on the south side of Harrogate.

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This impressive property has been updated and modernised by the current owners to provide stunning accommodation comprising a stylish open-plan dining kitchen with patio doors leading to the garden, a separate sitting room with wood-burning stove, three bedrooms and a modern bathroom. A double-width drive to the front provides off-street parking and there is an attractive garden with lawn and patio.

Mount Gardens is a quiet residential street, situated in this desirable location on the south side of Harrogate, well served by excellent local amenities including Hornbeam Park railway station, popular primary and secondary schools and the parade of shops along Leeds Road. Harrogate town centre and the Stray are also close by.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with rustic brick fireplace and wood-burning stove.

### **DINING KITCHEN**

With dining area and window and glazed door overlooking the garden. The kitchen comprises a range of stylish wall and base units with electric hob, integrated oven, integrated fridge / freezer and space for appliances.

## **FIRST FLOOR**

### **LANDING**

With fitted cupboard and access to the loft.

## **BEDROOMS**

There are three good-sized bedrooms.

## **BATHROOM**

A modern white suite comprising WC, washbasin and bath with shower above. Heated towel rail.

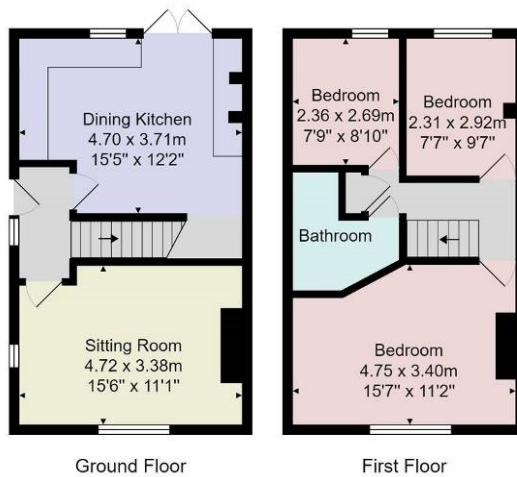
## **OUTSIDE**

A double-width drive at the front of the property provides off-road parking. To the rear, there is an attractive garden with lawn, patio and store.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 77.6 m<sup>2</sup> ... 835 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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