



11 Cheltenham Mount, Harrogate, North Yorkshire, HG1 1DW

**£350,000**

Guide Price



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A well-presented four-bedroom double-fronted town house providing spacious accommodation over four floors, including a cellar, situated in this most convenient location in the heart of Harrogate town centre.

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This super property provides generous accommodation, comprising a sitting room, modern dining kitchen, four double bedrooms, en-suite shower room and modern bathroom. The property also has the benefit of a cellar, which provides useful storage space and utility area.

This super property is enviably situated within the heart of Harrogate, a much sought-after spa town, and is convenient for many local facilities afforded by the town centre including shops, schools, bars, restaurants, sports and health facilities. It also lies within easy walking distance of the bus and railway stations and the A59 link road through to York, Skipton, Leeds and the A1(M) both north and south, making this an ideal base for travelling throughout the region.







## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A reception room with feature fireplace.

### **DINING KITCHEN**

With spacious dining area with stone tiled flooring. The kitchen comprises a range of wall and base units with wooden worktops and space and plumbing for appliances.

## **LOWER GROUND FLOOR**

### **BASEMENT**

There is a basement which provides useful storage space with plumbing for washing machine.

## **FIRST FLOOR**

### **BEDROOM 3**

A double bedroom with fitted wardrobes.

### **BEDROOM 4**

A double bedroom. Fitted cupboard.

### **BATHROOM**

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

## **SECOND FLOOR**

### **BEDROOM 2**

A double bedroom with feature fireplace and fitted shelving.

### **BEDROOM 1**

A double bedroom with en-suite shower room.

### **EN-SUITE SHOWER ROOM**

A white modern suite comprising WC, washbasin and shower. Tiled walls and floor. Heated towel rail.

## **OUTSIDE**

There is a small garden with flowerbeds and iron railings to the front. Access to the rear of the property is via a shared pathway. Parking is on-street only by way of residents' permit.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 131.5 m<sup>2</sup> ... 1416 ft<sup>2</sup>

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.  
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## Verity Frearson

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