

**VERITY
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THE HARROGATE ESTATE AGENT

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3 Mount Street, Harrogate, North Yorkshire, HG2 8DQ

£395,000

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THE HOME OF PROPERTY
• SINCE •
1921

3 Mount Street, Harrogate, North Yorkshire, HG2 8DQ

An individual three-bedroom terraced house which provides deceptively spacious and well-presented living accommodation with a good-sized garden, in this sought-after south Harrogate location.

This super property comprises two ground-floor reception rooms, together with a dining kitchen which has glazed doors leading to the good sized rear courtyard garden. Upstairs, there are three double bedrooms together with a large, modern bathroom. A particular feature of the property is the wider-than-average plot, providing an attractive outdoor garden area.

Mount Street is situated in this desirable location well served by excellent local amenities including a parade of shops, Hornbeam Park railway station and popular primary and secondary schools.





GROUND FLOOR

ENTRANCE HALL

The front door has original stained glass. An engineered oak floor continues to the family room and kitchen.

SITTING ROOM

A reception room with bay window with sash windows and blinds and an attractive wrought-iron fireplace with open fire.

FAMILY ROOM

A further reception room with fitted cabinets and shelving. Brick fireplace with wood-burning stove. Under-stairs cupboard.



DINING KITCHEN

With spacious dining area and glazed doors leading to the garden. The kitchen comprises a range of stylish units with secret drawers and double Belfast sink, gas hob, integrated oven and microwave, integrated fridge / freezer and washing machine. Oak worktops with breakfast bar.

FIRST FLOOR

LANDING

Currently used as a library and storage.

BEDROOM 2

A double bedroom.



BEDROOM 3

A further double bedroom.

BATHROOM

A white suite comprising WC, washbasin set within a vanity unit with fitted cabinet and mirrored fronts, walk-in shower and free-standing claw-foot bath. Wood-effect waterproof flooring and heated towel rail.

SECOND FLOOR

BEDROOM 1

A further double bedroom. Access to eaves storage space.



OUTSIDE

There is an attractive, well-stocked cottage garden to the front with an individually designed wrought-iron gate leading to a stone-flagged path which leads to the front door. To the rear of the property there is attractive enclosed paved courtyard garden with planted raised beds, garden shed and wood store.

Tenure - Freehold

Council Tax Band - B



Total Area: 102.9 m² ... 1108 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only.

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