



**13c Chudleigh Mews, Chudleigh Road, Harrogate, HG1 5NP**

**£290,000**

Guide Price

# 13c Chudleigh Mews, Chudleigh Road, Harrogate, HG1 5NP

---

A fantastic opportunity to purchase a charming two-bedroom period cottage situated in this quiet position yet within the heart of Harrogate town centre.

---

This characterful property provides spacious accommodation comprising a large sitting room, together with dining kitchen, two good-sized double bedrooms, modern bathroom and office. The property has attractive communal gardens and an allocated car parking space.

This individual home is located within a few minutes' walk of the centre of Harrogate, where there is an excellent range of amenities on offer including a selection of shops, wine bars and restaurants, as well as excellent transport links including the railway station and well-regarded primary and secondary schools. No onward chain.





## GROUND FLOOR ENTRANCE HALL

### SITTING ROOM

A spacious reception room with windows on two sides. Stairs leading to the first floor.

### OFFICE

Providing a useful workspace.

### DINING KITCHEN

With spacious dining area and glazed door leading to the garden. The kitchen comprises an extensive range of fitted wall and base unit with gas hob and integrated oven.

### FIRST FLOOR

#### BEDROOMS

There are two good-sized double bedrooms on the first floor.

### BATHROOM

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

### LOFT

Access to partly boarded loft space with lighting.

### OUTSIDE

The property has the benefit of an allocated parking space. The property is surrounded by attractive communal gardens providing an excellent outdoor sitting and entertaining space.

### AGENT'S NOTES

The property is long leasehold, with a share of the freehold.

The lease is 999 years from 1985.

A service charge of £450 per annum is payable.

Building insurance is paid additionally.

Pets that may cause annoyance to other residents are not permitted.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 88.1 m<sup>2</sup> ... 948 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.  
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](mailto:sales@verityfrearson.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-80)	B		
(69-68)	C		
(56-55)	D		
(39-34)	E		
(21-20)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			