



**35 Mount Street, Harrogate, North Yorkshire, HG2 8DQ**

**£289,950**

# 35 Mount Street, Harrogate, North Yorkshire, HG2 8DQ

A well-presented two bedroom mid-terrace property occupying a highly sought-after position on the south side of Harrogate, within easy reach of excellent local amenities, schooling and transport links.

The property enjoys a superb south Harrogate location, with fantastic amenities close by including a popular parade of shops and the Marks & Spencer Food Hall. Oatlands Junior and Infant schools are within walking distance, along with open parkland and Hornbeam Park railway station. Excellent transport links are also available, with the Number 36 bus service running between Ripon and Leeds every ten minutes during the day, easily accessed from Leeds Road.

The accommodation is arranged over two floors and offers well-proportioned, tastefully finished living space, making the property ideal for first-time buyers, professionals or buy-to-let investors.





The ground floor features an attractive through living and dining room, providing a bright and versatile space ideal for both everyday living and entertaining. The lounge benefits from a bay window, contemporary feature fireplace and stylish décor, while the dining area offers ample space for a family table and enjoys a pleasant outlook over the rear courtyard. An arched opening between the two rooms enhances the sense of flow while retaining distinct living zones.



To the rear of the property is a modern fitted kitchen, equipped with a range of wall and base units complemented by contrasting work surfaces and integrated appliances. The kitchen is finished in a clean, neutral palette with recessed ceiling lighting, a window overlooking the rear and a part-glazed external door providing direct access to the courtyard.

To the first floor are two well-proportioned double bedrooms, both finished in a neutral, contemporary style and offering excellent space for bedroom furniture and storage. The principal bedroom is particularly generous, while the second bedroom is ideal for guests, a home office or dressing room.

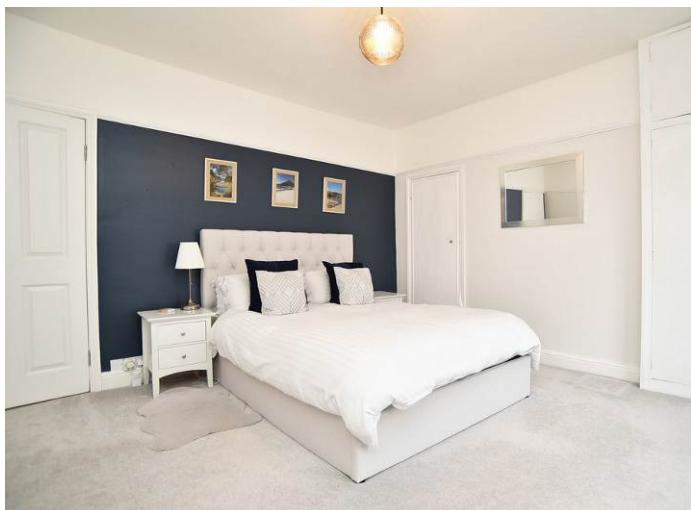
The house bathroom is fitted with a modern white suite comprising a panelled bath with shower over, pedestal washbasin and WC. The room is fully tiled in a neutral finish and benefits from natural light, a heated towel rail and contemporary fittings.

## OUTSIDE

Externally, the property enjoys a low-maintenance enclosed rear courtyard, laid with paving and providing a pleasant and private outdoor seating area, along with rear access.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 87.8 m<sup>2</sup> ... 945 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Please refer to the agency or Box Property Solutions Ltd as to the exact measurements.

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Not energy efficient - higher running costs

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