



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

£289,950

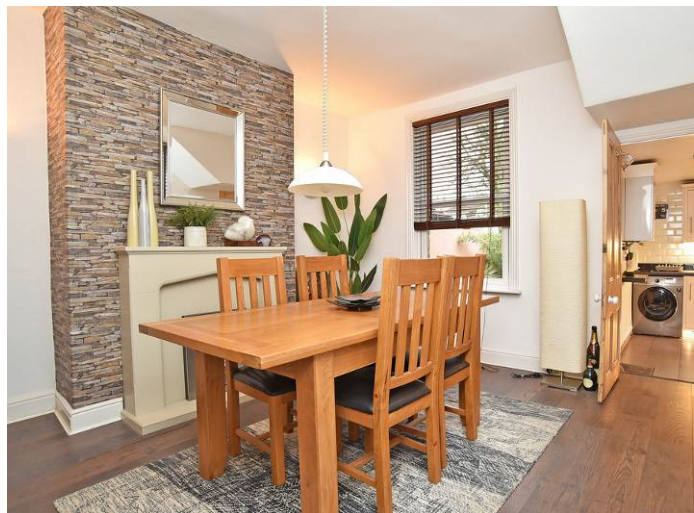
41 Mount Street, Harrogate, North Yorkshire, HG2 8DQ

A charming 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 excellent local amenities close by including a popular parade of shops and the Marks & Spencer Food Hall. Oatlands Infant and Junior 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 operating between Ripon and Leeds every ten minutes during the day and easily accessed from Leeds Road.





This spacious home is beautifully presented throughout and comprises entrance hall with stairs rising to the first floor and access to the principal ground-floor accommodation. To the front of the property is a bay-fronted sitting room, a bright and inviting space featuring an attractive period fireplace as a focal point and a large bay window allowing plenty of natural light.

To the rear, a well-proportioned dining room provides an ideal space for everyday dining and entertaining, benefitting from useful under-stairs storage and leading through to the fitted kitchen. The kitchen is well appointed with a range of modern units and appliances, offering a practical and efficient workspace.

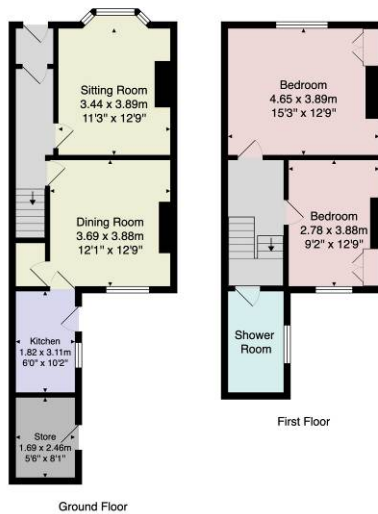
To the first floor, a central landing gives access to two well-proportioned double bedrooms, both well-presented and offering comfortable accommodation, the master bedroom has a fitted wardrobe and also a free standing corner wardrobe unit that will be part of the sale, and the second bedroom also has a fitted wardrobe. Completing the accommodation is a modern house shower room, fitted with a contemporary suite.

OUTSIDE

Externally, the property enjoys an attractive and enclosed courtyard garden, thoughtfully landscaped with stone paving and mature planting to create a private and low-maintenance outdoor seating area, together with a useful rear store.

Tenure - Freehold

Council Tax Band - B



Total Area: 91.5 m² ... 984 ft²

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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