



62 Mayfield Grove, Harrogate

£265,000



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WINNING AGENT

#DARINGTOBEDIFFERENT



A beautifully presented two-bedroom townhouse with a courtyard garden situated within a few minutes' walk of Harrogate town centre and the railway station. This impressive property has been appointed to a high standard and provides generous accommodation over two floors. The property comprises two bedrooms, a modern bathroom together with a sitting room, dining room and stylish fitted kitchen. To the rear of the property there is an attractive enclosed garden, enjoying a sunny aspect. The property is located in a prime Harrogate position within a few minutes' walk of the town centre, including the railway station and the excellent shops, bars and restaurants that are on the doorstep.



**GROUND FLOOR**  
**SITTING ROOM**

A spacious reception room with bay window to front and feature fireplace.

**DINING ROOM**

Window to rear and central heating radiator. Wood flooring and under-stairs cupboard.

**KITCHEN**

A modern fitted kitchen with a range of stylish wall and base units with worktop and breakfast bar. Induction hob, integrated oven and space for additional appliances.

**BATHROOM**

A white modern suite comprising WC, wash, standalone shower and large bath. Tiled floor. Heated towel rail. Storage cupboard.

**FIRST FLOOR**

**BEDROOMS**

There are two generous bedrooms on the first floor.

**BATHROOM**

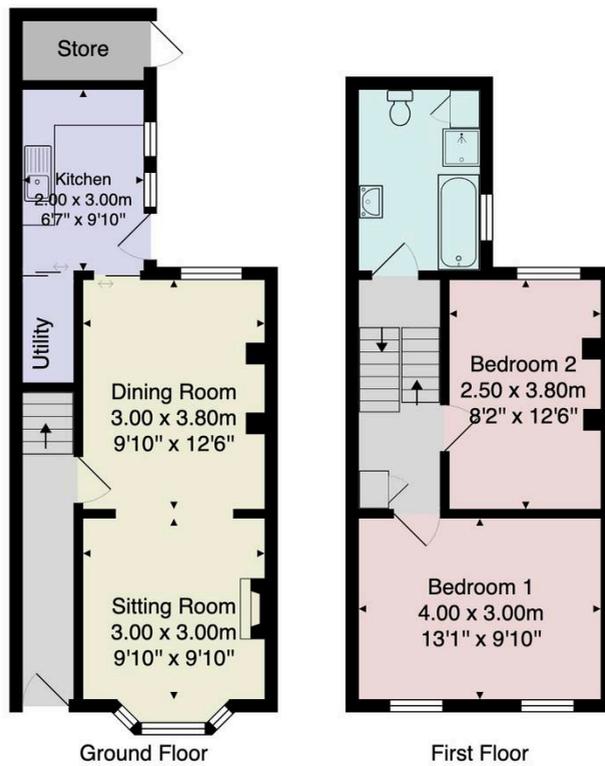
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**OUTSIDE**

There is an attractive enclosed courtyard garden with paved sitting areas and fenced boundary.

Council Tax band: B Tenure: Freehold





Total Area: 68.8 m<sup>2</sup> ... 741 ft<sup>2</sup> (excluding store)

All measurements are approximate and for display purposes only.

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