



2 Mornington View, East Parade, Harrogate, North Yorkshire, HG1 5BF

£350,000

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A recently built, modern three-bedroomed town house in this very convenient town-centre location.

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This excellent house provides spacious accommodation over three floors, appointed to a very high standard, with stylish, modern fittings. A high-tech heating system integrates the boiler and solar panels, and the hot water is held in a thermal store, which results in a very energy-efficient house, as shown in the EPC.

There is off-street parking as well as an integral garage and an enclosed rear garden. Offered for sale with no onward chain.







## **GROUND FLOOR**

### **RECEPTION HALL**

With tiled floor and central heating radiator.

### **CLOAKROOM**

White low-flush WC and washbasin. Chrome heated towel rail and tiled floor.

### **UTILITY ROOM**

Fitted with a range of wall and base units with stainless-steel sink and drainer and including combined washer/dryer. Window to the rear with a door leading to the rear garden.

## **FIRST FLOOR**

### **LANDING**

With central heating radiator and window to front.

### **SITTING ROOM**

Open-plan room with windows to rear and central heating radiators. Leading to –

### **DINING KITCHEN**

Fitted with an extensive range of wall and base units with worktop, sink unit and breakfast bar. Integrated appliances including fridge, freezer, wine cooler, dishwasher, electric oven, microwave, and electric hob with an extractor hood above. Windows to the front and central heating radiator.

## **SECOND FLOOR**

### **LANDING**

With central heating radiator and airing cupboard.

### **BEDROOM 1**

A double bedroom with window to front, central heating radiator, fitted wardrobe and cupboard.

### **EN-SUITE SHOWER ROOM**

White low-flush WC, washbasin and shower cubicle. Chrome heated towel rail, tiling to walls and floor.

### **BEDROOM 2**

Window to the rear, central heating radiator and fitted wardrobe.

### **BEDROOM 3**

Window to rear, central heating radiator and fitted wardrobe.

### **BATHROOM**

White suite comprising low-flush WC, washbasin set within a vanity unit, and bath with overhead shower. Chrome towel rail, tiled walls and floor.

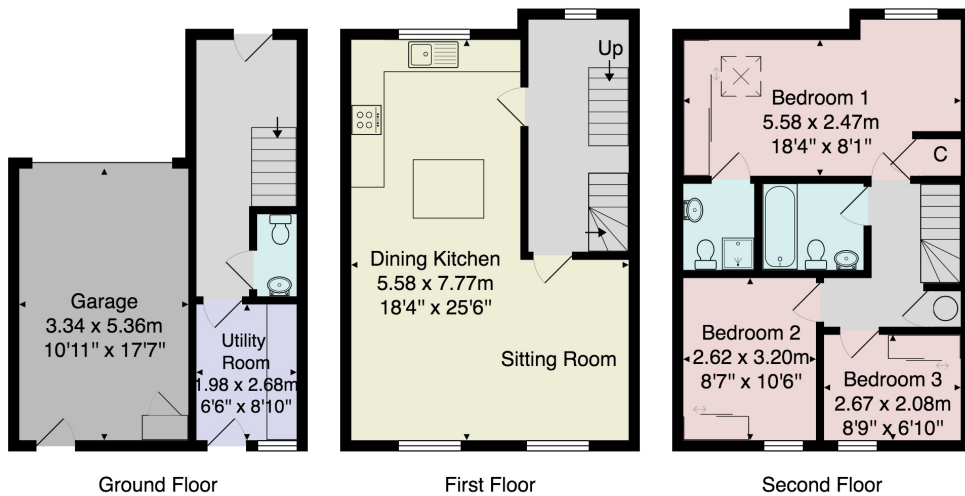
### **OUTSIDE**

There is off-street parking on the drive for two vehicles. To the rear is an enclosed garden with a paved sitting area and lawn. **INTEGRAL GARAGE (10' 1" x 17' 7")** with electric roller shutter door, and laminate wood floor. Built-in cupboard and door to rear with spotlighting and laminate wood flooring.

**Tenure** - Freehold

**Council Tax Band** - D





Ground Floor

First Floor

Second Floor

Total Area: 122.6 m<sup>2</sup> ... 1319 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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