



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

Proceed up Dragon Parade from the mini roundabout, turning right at the top into Morningson Terrace, where the property can be found on the left hand side.



3 Morningson Terrace, Harrogate

£399,500

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 **myrings.property**

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ESTATE AGENT GUIDE
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SALES & LETTINGS

A modern 3 bedroom town house offering light and airy accommodation over three floors built in 2014 with a private courtyard garden ideal for garden furniture and a garage with electric roller door.

With double glazing, Oak internal doors and gas fired central heating the property comprises in brief. Reception hall with wc and access door to the garage. Utility room. First floor landing, living room with a modern stove style fireplace. Karndean floors. Spacious living kitchen with a range of high gloss units, integrated appliances and Karndean floors. Second floor landing with airing cupboard, master bedroom one with wardrobes, cupboard and ensuite shower room. Two further bedrooms both with wardrobes and a

house bathroom. Outside there is front driveway parking leading to the garaging. To the rear is an enclosed flagged courtyard and a timber built sauna. Mornington Terrace is conveniently located only a moments walk from Harrogate's town centre with its many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. The town is also renowned for it's reputable schools for all ages which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
6 minutes walk



Main Roads
A1M - 6.7 Miles



Train
Harrogate - 0.9 Miles



Airport
Leeds Bradford - 12.9 miles

Fixtures & fittings
Furnishings and the sauna are available for sale by separate negotiation.

Services
All mains services are connected to the property.

Rating Authority
Harrogate Borough Council Tax Band D

Tenure
Freehold