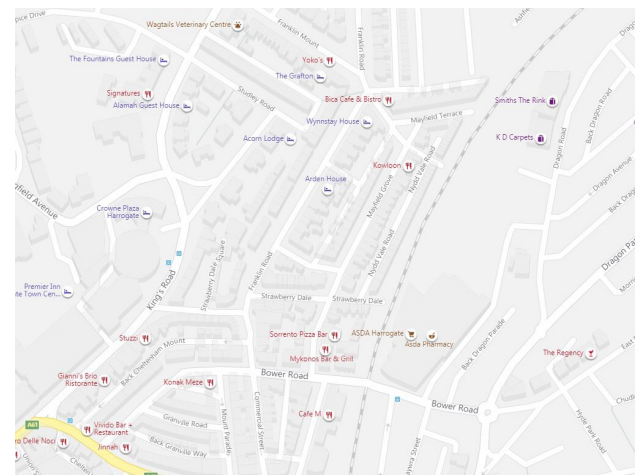


Total Area: 118.5 m² ... 1276 ft²
 All measurements are approximate and for display purposes only.



Viewing arrangements

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

Directions

From the town centre proceed to the bottom of Station Parade turning left onto Cheltenham Mount. Take a right turn into Mayfield Grove where number 90 can be found on the right hand side.

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

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90 Mayfield Grove, Harrogate

£300,000

MYRINGS
 Harrogate's Leading Family Estate Agent



We are delighted to bring to market a pair of newly developed three bedroom stone terraced houses which have been expertly converted and offer accommodation over four floors including a fully tanked basement cinema room and useful separate utility.

Internal inspection is highly recommended. The building was a former newsagents and has been split into two very spacious terraced houses offering over 1250 square feet of internal accommodation. There is a bay fronted lounge to the front elevation and a superb open plan dining kitchen with a vaulted ceiling with velux window and french doors out to a private decked courtyard. The kitchen itself is high quality with granite worktops, integrated appliances and a range of

units. There is a very spacious double bedroom on the first floor, a third bedroom/study or home office and stylish house bathroom. There is a highly impressive master bedroom suite on the second floor which is complete with a dressing area and en-suite shower room.

Located in the heart of Harrogate's town centre, the town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. 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
3 minutes walk



Main Roads
A1M 8.1 miles



Train
Harrogate 0.3 Of a mile



Airport
Leeds Bradford 12.6 miles

Fixtures & fittings
The property is being sold as seen.

Services
All mains services are connected.

Rating Authority
Harrogate Borough Council Tax Band TBC

Tenure
Freehold