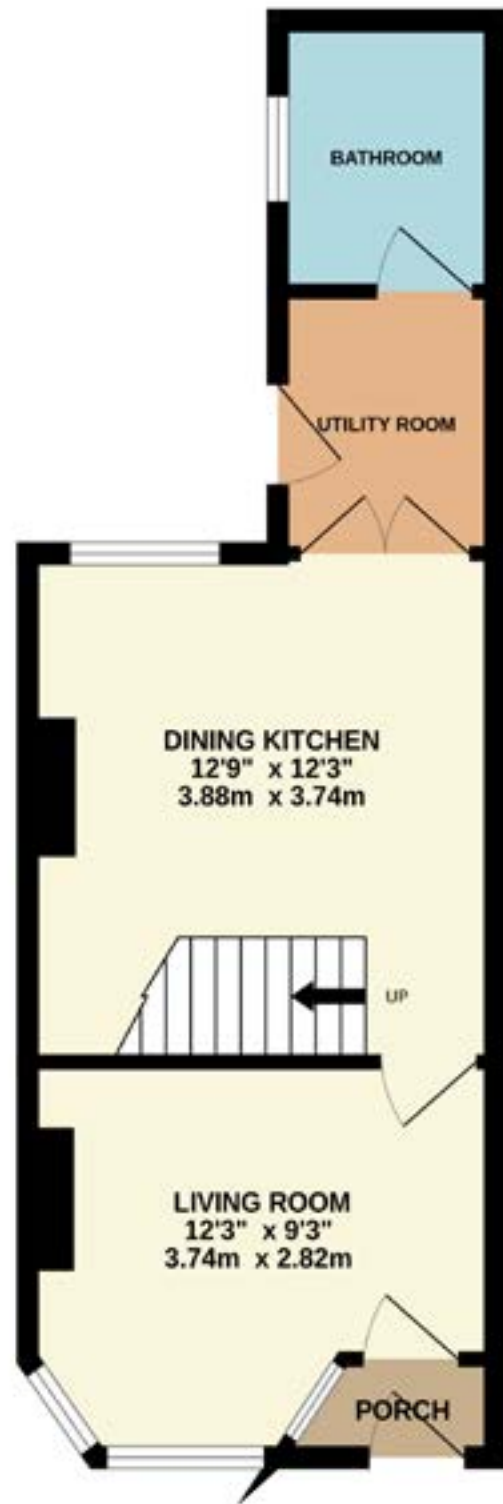
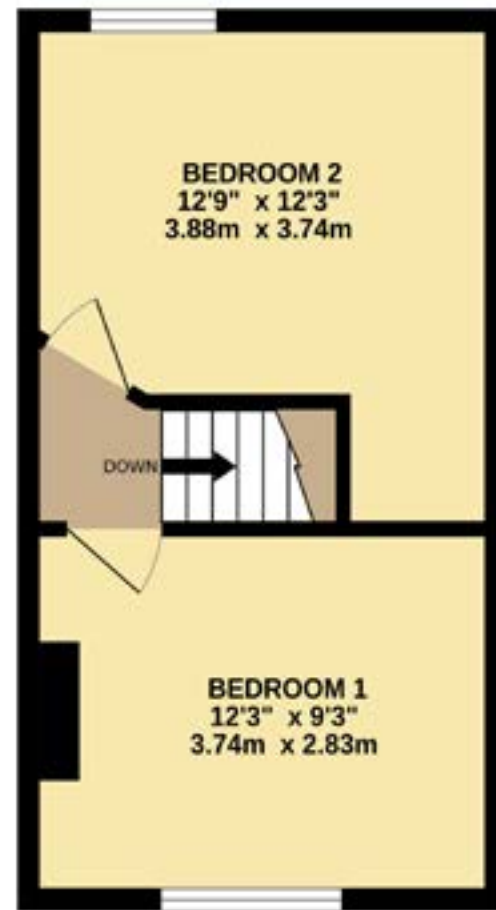


GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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**59 MAYFIELD GROVE
HARROGATE, HG1 5HD
£995 PCM**

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

UNFURNISHED

This delightful terrace house is situated in a sought-after area which exudes character and warmth, the property is within walking distance of Harrogate town centre, main transport links, shops and restaurants.

The accommodation briefly comprises; front entrance porch leading into living room with large bay windows, kitchen with integrated electric hob and oven, fridge freezer whilst also including a washing machine in the utility area with additional storage, modern bathroom with overhead shower, WC and basin, upstairs there are two spacious double bedrooms neutrally decorated.

To the rear of the property is an enclosed garden with decking.

2 Bedrooms

2 Reception Rooms

1 Bathroom

Available Now

£1,148.07 Returnable Bond

No Smokers

Pets Considered

Council Tax: B - £1,740.44

Energy Rating: D



DIRECTIONS - HG1 5HD

From Harrogate take Cheltenham Mount and turn right onto Mayfield Grove. The property is situated on the left hand side.

APPROXIMATE DISTANCES

Town Centre	600 metres
Railway Station	650 metres
Bus Route	300 metres
Airport	12.5 miles