

TOTAL FLOOR AREA : 2781 sq.ft. (258.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**2 Moor End Farm Mews Harewood Avenue
Harewood**

£4,500 Per Month

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.

The last of the mews properties available on this fantastic new development is situated in the middle of the first mews block and has a private front door entrance. The accommodation briefly comprises; entrance hallway, living room, open plan kitchen dining area with a central island unit, built in appliances and a separate utility room. There is a fabulous arch window with patio doors leading out to the rear garden which offers far reaching views of the countryside.

To the first floor are three double bedrooms all with en-suites, the primary bedroom has a walk in wardrobe and en-suite with a unique bath with a view tub. The second floor is a unique space separated into two rooms with oak door frames and a Jack & Jill bathroom, Velux windows in both rooms offering stunning views.

To the front of the property there is private, ample parking for two vehicles and an electric car charging point. There is a rear patio area, lawn and a garden shed.

5 Bedrooms

1 Reception Room

5 Bathroom

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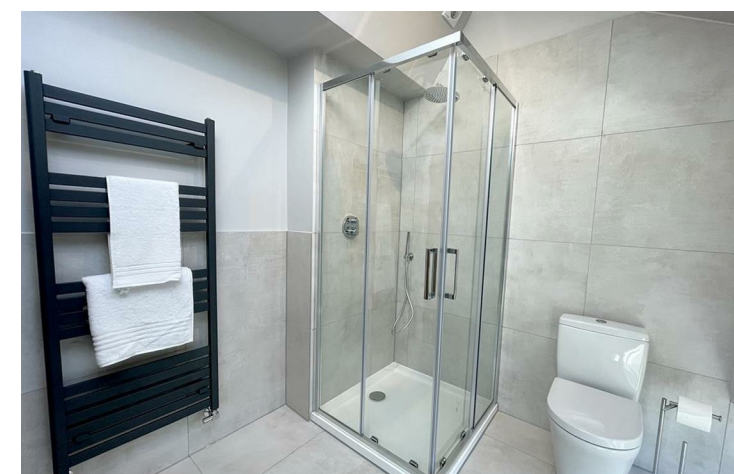
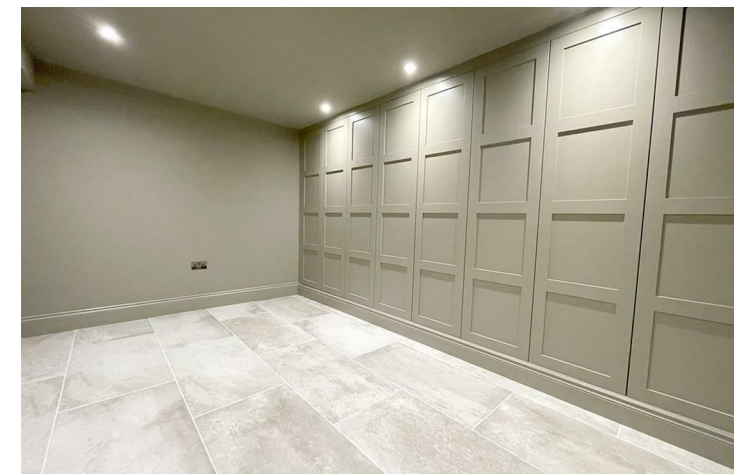
DIRECTIONS - LS17 9FF

COUNCIL TAX

The property has been placed in band D.

TENURE

The tenure of the property is



EPC RATING:

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

APPROXIMATE DISTANCES

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles