



62 Mayfield Grove, Harrogate, North Yorkshire, HG1 5HD

£265,000

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A beautifully presented two-bedroom townhouse with a courtyard garden situated within a few minutes' walk of Harrogate town centre and the railway station.

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This impressive property has been appointed to a high standard and provides generous accommodation over two floors. The property comprises two bedrooms, a modern bathroom together with a sitting room, dining room and stylish fitted kitchen. To the rear of the property there is an attractive enclosed garden, enjoying a sunny aspect.

The property is located in a prime Harrogate position within a few minutes' walk of the town centre, including the railway station and the excellent shops, bars and restaurants that are on the doorstep.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with bay window to front and feature fireplace.

### **DINING ROOM**

Window to rear and central heating radiator. Wood flooring and under-stairs cupboard.

### **KITCHEN**

A modern fitted kitchen with a range of stylish wall and base units with worktop and breakfast bar. Induction hob, integrated oven and space for additional appliances.



## **FIRST FLOOR**

### **BEDROOMS**

There are two generous bedrooms on the first floor.

### **BATHROOM**

A white modern suite comprising WC, washbasin, stand-alone shower and large bath. Tiled floor. Heated towel rail. Storage cupboard.

### **OUTSIDE**

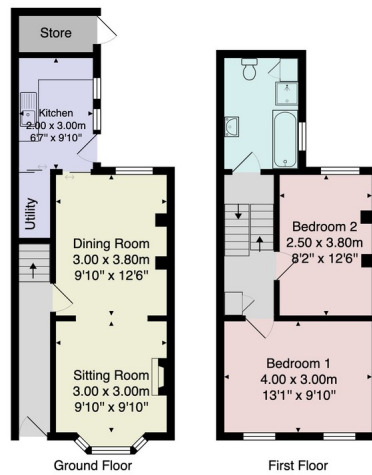
There is an attractive enclosed courtyard garden with paved sitting areas and fenced boundary.



**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 68.8 m<sup>2</sup> ... 741 ft<sup>2</sup> (excluding store)  
 All measurements are approximate and for display purposes only.  
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