



Mount Street, , Harrogate, HG2 8DQ

- NO ONWARD CHAIN
- Full renovation required
- Opportunity to reconfigure to suit individual needs
- Close to town centre amenities
- Nearby parks and local schools
- Central Harrogate location on Mount Street
- Well-proportioned rooms throughout
- Suitable for owner-occupiers or investors
- Easy access to shops, cafés and restaurants
- Council Tax Band B

Guide Price £250,000

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NO ONWARD CHAIN. Located on Mount Street in central Harrogate, this property offers an opportunity for a buyer looking to take on a full renovation project. The house is offered with no onward chain, allowing for a straightforward purchase process.

The accommodation is well proportioned throughout and provides a good amount of space to reconfigure or update as required. While the property does need comprehensive modernisation, it offers a blank canvas for those wishing to create a home to suit their own requirements.

The location is well regarded, with easy access to Harrogate town centre and a range of local amenities, including shops, cafes, restaurants, parks and schools.

Overall, this is a property with clear potential in a popular part of Harrogate, suited to buyers looking for a renovation project in a central and convenient setting.



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EPC

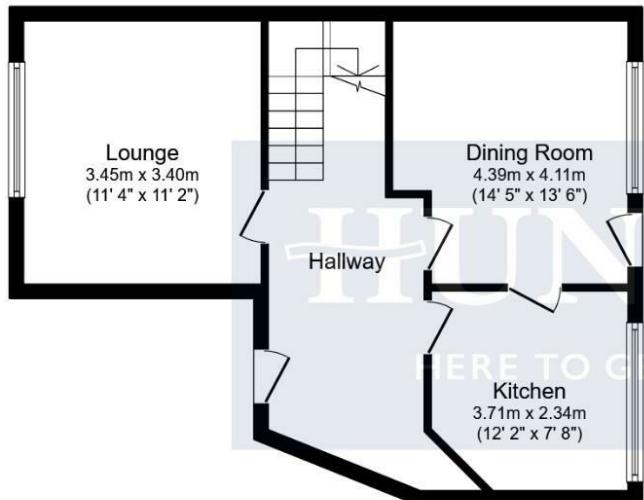
Energy rating D

This property produces 5.3 tonnes of CO2

Material Information - Harrogate

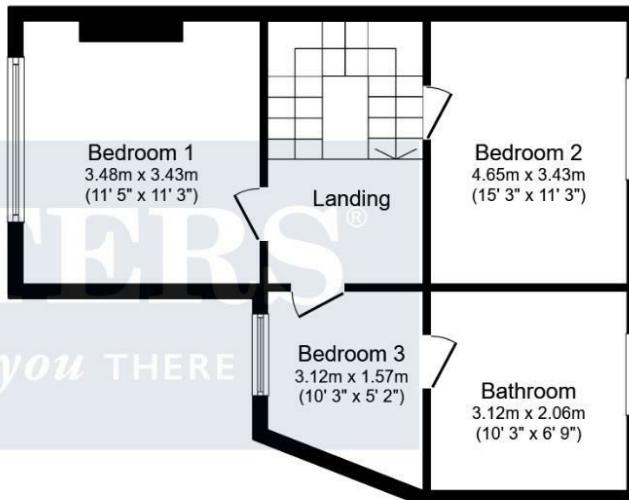
Tenure Type: North Yorkshire Council

Council Tax Banding: B



Ground Floor

Floor area 48.4 sq.m. (521 sq.ft.)



First Floor

Floor area 48.3 sq.m. (520 sq.ft.)

Total floor area: 96.7 sq.m. (1,041 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		67
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.