

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Mornington Mews, Mornington Terrace

Harrogate, HG1 5DD

Council Tax: B

**Guide Price £195,000**



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## Private Entrance Hall

Access via double glazed wooden door, radiator, doors to:

## WC

Low level WC, wash hand basin, radiator.

## Open Plan Kitchen Living Room

21'6" x 14'5" (6.57 x 4.40)

Modern range of wall and base units with working surfaces over with inset circular sink unit and mixer tap, inset ceramic hob with extractor hood over and electric oven under, plumbing and space for washing machine, integrated dishwasher, space for fridge freezer. Double glazed French doors, to front elevation, radiator, inset ceiling spot lights, TV point, stairs to first floor.

## First Floor Landing

Radiator, storage cupboard, doors to:

## Bedroom One

14'8" x 7'11" (4.48 x 2.43)

Double glazed French doors to Juliette balcony, radiator.

## Bedroom Two

9'0" x 6'2" (2.76 x 1.90)

Single room with double glazed window to front elevation, radiator.

## Bathroom

Modern white suite comprising panel bath with mains shower over and glazed screen, low level WC, wash hand basin, tiled walls and floor, chrome heated towel rail.

## EPC

Environmental impact as this property produces 1.9 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 978 Years

Leasehold Annual Service Charge Amount £1080.00

Annual ground Rent: £100.00

Council Tax Banding; B

A beautiful mews duplex apartment available for sale in the centre of Harrogate. Modern throughout, the property is located within a private development with a secure courtyard entrance and parking. With Harrogate Train Station, and all the local amenities close by this is an ideal first time buy, investment property or lock up home if you live overseas.

With double glazing throughout the property briefly comprises: Entrance into the hall way with a guest cloakroom and door to the open plan kitchen/ lounge and dining space with French doors opening to the courtyard. Stairs rise to the first floor landing leading to the main bedroom with French Doors and Juliet Balcony, a second bedroom and the large family bathroom.

Outside to the front, a private courtyard for residents use and allocated parking for ease. The courtyard also house an outdoor secure bike and bin store.

- OFFERED TO THE MARKET CHAIN FREE
- Ideal investment opportunity or first time buy
  - Spacious open plan layout downstairs
  - Two bedroom duplex mews apartment
    - Gas central heating
    - Double glazing throughout
    - Town centre location
- Walking distance to train station, shops and restaurants
  - Allocated parking
- Viewing highly recommended



## Road Map



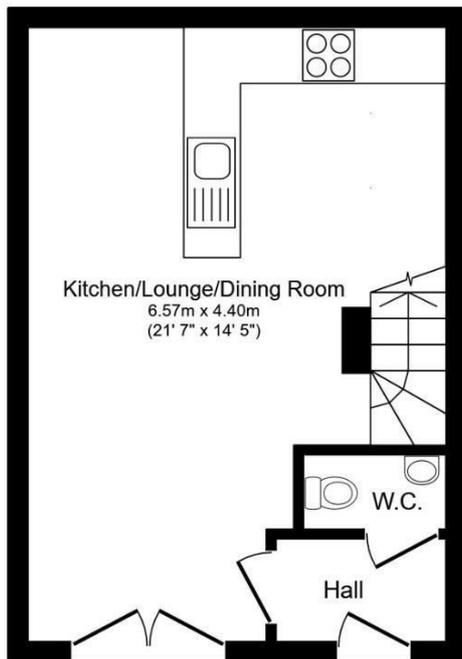
## Hybrid Map



## Terrain Map

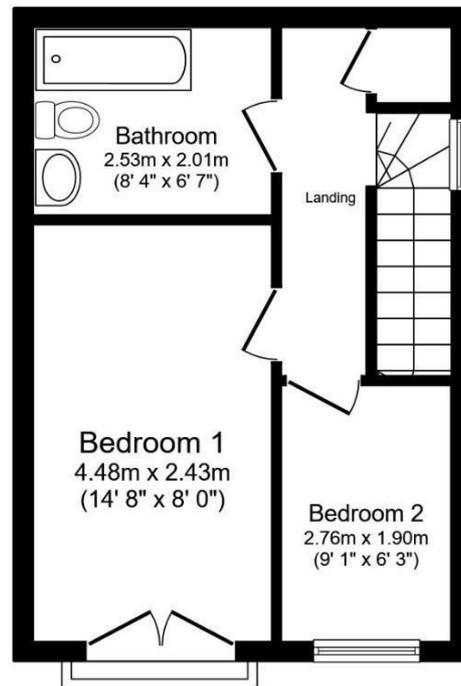


## Floor Plan



### Ground Floor

Total floor area 58.8 m<sup>2</sup> (633 sq.ft.) approx



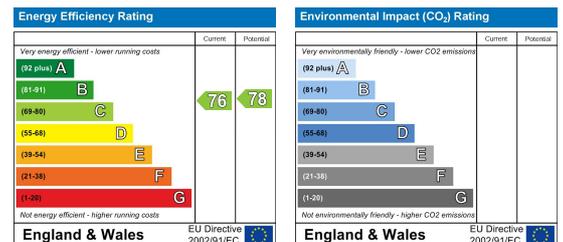
### First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.