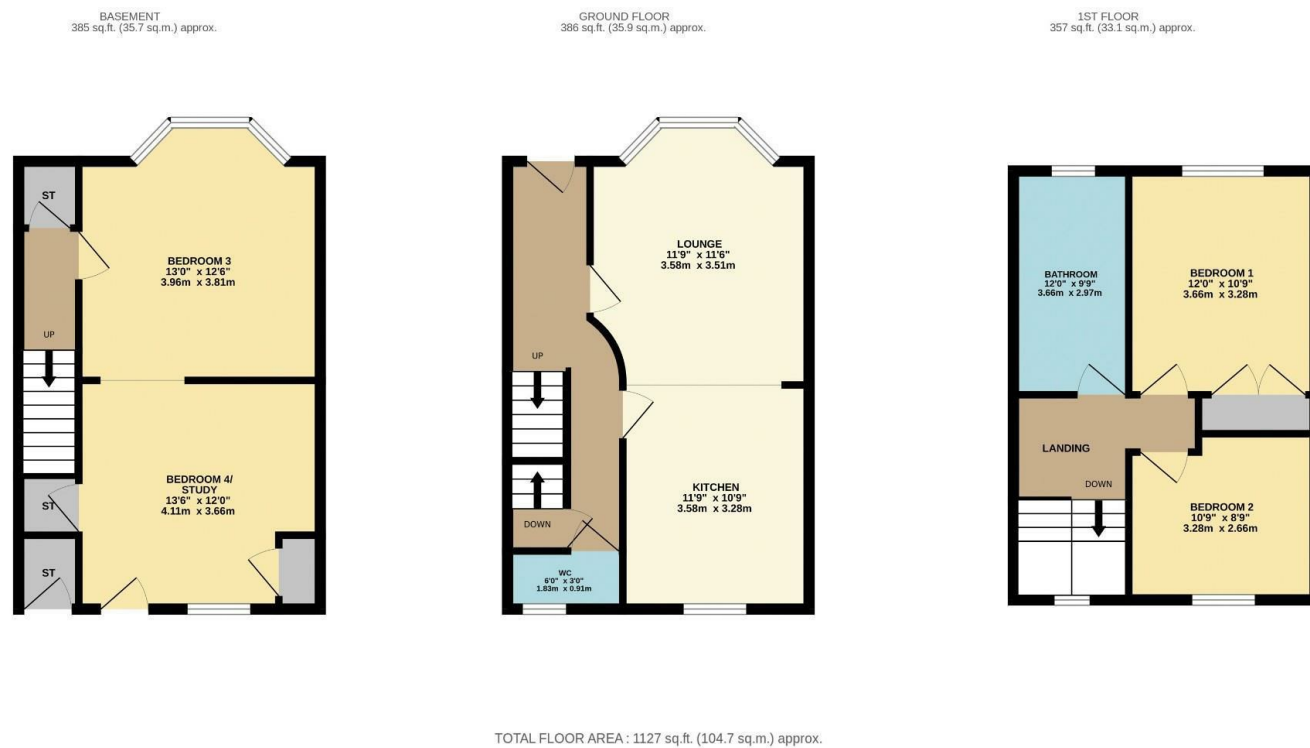
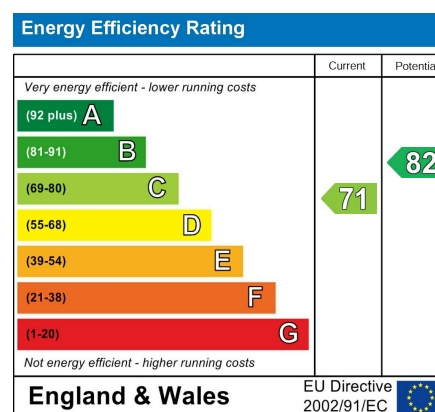


Floor Plan



Energy Performance Certificate



Directions

Proceed down Parliament St and turn right onto Kings Road. Take the right hand turning up Cheltenham Mount and turn first left into Cheltenham Parade where the property are easily found on the left-hand side clearly marked by a Hopkinsons For Sale board.

Council Tax Band Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£550,000

Roseville House Cheltenham Mount, Harrogate, HG1 1DL

3 Bedroom House

A fantastic opportunity to acquire a town centre townhouse with updated accommodation throughout which is split over three floors and gardens front and rear and benefitting from a superb location in Harrogate centre within walking distance of all the amenities and transport links.



HOPKINSONS

ESTATE  AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

This recently renovated home offers gas fired central heating and newly fitted UPVC windows throughout. The flexible living accommodation comprises of three floors. At ground level, entrance hall , separate cloakroom, open plan living kitchen with a lovely bay window and feature fireplace with a wood burning stove. The modern kitchen includes Neff single oven, Neff Combi oven, AEG five gas ring hob, an integrated dishwasher and an American fridge/freezer which is included in the sale.

The lower ground floor consists of a utility/storage room, the spacious third bedroom , a fourth double bedroom, currently used as an office with a door leading out to the rear garden.

On the first floor the landing leads to the master bedroom with built in wardrobes, second double bedroom and a newly fully fitted family bathroom, including a large walk in shower, a free standing bath , hand basin and a wc.

Outside

To the front of the property is a south facing garden with mature hedging to the front and to one side offering privacy and creating a pleasant seating area. On street parking is available with residents' permits, obtained from the council. The rear of the property is laid to lawn and also offers a patio area . There is also a coal cellar currently used for garden storage.

Surrounding Area

Cheltenham Mount is within a five minute walking distance of the town centre and all the amenities it has to offer. The train and bus stations offer excellent links to London and York and are a ten minute walk away.

