



34 CHELTENHAM MOUNT
Harrogate

Carter Jonas

34 CHELTENHAM MOUNT, HARROGATE, HG1 1DL

Harrogate town centre - 5 minutes
Leeds - 16 miles
York - 22 miles
A1(M) - 10 miles

Cheltenham Mount is a short terrace of charming Victorian townhouses, quite literally on the fringe of Harrogate town centre. Almost all amenities are within easy walking distance including shops, cafés, bars and restaurants and the popular Valley Gardens. Harrogate itself offers a wide variety of shops, restaurants and recreational facilities together with a number of highly regarded schools including Harrogate Ladies College, Highfield Prep School, Bankfield Pre School and Brackenfield School. There is easy access to the business centres of Leeds, York and Bradford and the railway station in the town centre provides services throughout the day to Leeds and York from which there is a direct mainline service to London's Kings Cross.

The accommodation is approached from a lovely reception hall, leading initially into the front living room with bay window and period fireplace. There is also a double bedroom at this level with built in wardrobes and an adjacent guest cloak/shower room combining to form a guest facility if required. At lower ground floor or garden level is a fabulous open plan family sitting/dining kitchen with shallow bay and door leading up into the front garden. The kitchen area has a comprehensive range of quality units with granite preparation surfaces, feature AGA in tiled recess and central island with breakfast bar. The whole room has oak flooring, utility room off and there is direct access into the rear garden.

The first floor comprises the principal bedroom and bedroom three both having fitted wardrobes and these are served by a charming period style house bathroom with shower cubicle and panelled walls.

A LOVELY VICTORIAN TOWNHOUSE RECENTLY REFURBISHED THROUGHOUT OFFERING FLEXIBLE ACCOMMODATION OVER THREE FLOORS, PRIVATE ENCLOSED GARDEN AND WITHIN A FEW MINUTES' WALK OF THE TOWN CENTRE.



Outside to the front is an enclosed and gravelled garden designed for ease of maintenance and with paved pathway leading to the front door and separate steps with rockery down to the lower ground floor accommodation. The attractive rear garden has a large stone paved patio, Astroturf lawn and panelled boundary fencing for privacy all forming a very safe environment for young children.

ADDITIONAL INFORMATION

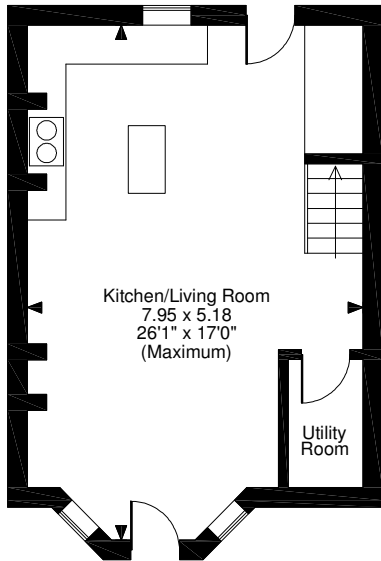
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

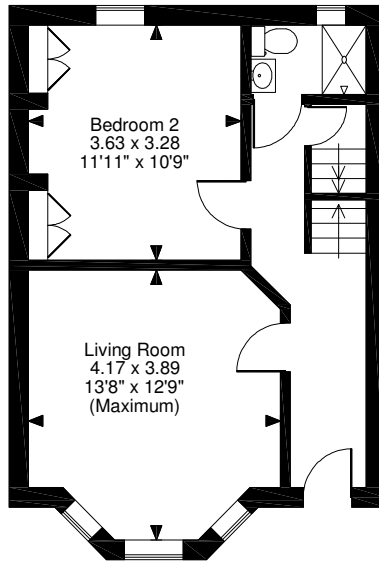
Directions - HG1 1DL: Entering Harrogate along the Leeds Road A61 continue into the centre down Parliament Street passing Betty's Café and Tearooms on the left. At the traffic lights at the bottom of the hill turn right and right again at the traffic lights onto Cheltenham Parade. Cheltenham Mount is then the second turning on the left and the property is approximately 500 yards on the left hand side.



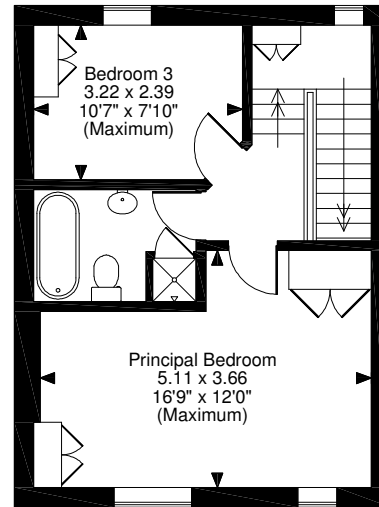
34 Cheltenham Mount, Harrogate
Approximate Gross Internal Area
1,289 sq ft / 120 sq m



Garden Level



Ground Floor

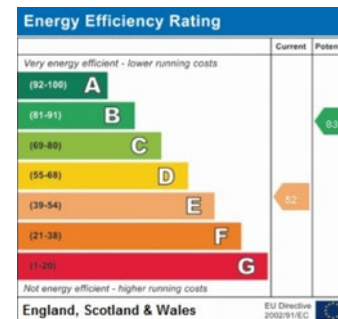


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Offices throughout the UK

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