



MELROSE HOUSE

20 Mount Parade, Harrogate

Carter Jonas

MELROSE HOUSE, 20 MOUNT PARADE, HARROGATE, HG1 1BX

Newly refurbished · Period Townhouse · Four double bedrooms · Sitting room · Modern breakfast kitchen · Utility room · Contemporary bathroom & shower room · Courtyard garden · Large cellar · Off street parking space & resident permits · No onward chain · Planning permission granted for rear extension

This beautiful bespoke home with its own private courtyard garden and private parking space occupies a central position in the heart of Harrogate town centre, within a level walk of the ample amenities including the railway station.

The impressive accommodation, arranged over three floors and extending to over 1,500 square feet in total, briefly comprises a welcoming reception hall, sitting room with bay window to the front, a fabulous modern breakfast kitchen is adjacent with the added benefit of a utility room to the rear with access to the large cellar and rear courtyard garden ideal entertaining and alfresco dining.

The first floor has a new, contemporary shower room to the rear, a large double bedroom with bay window and fitted wardrobes and a second double bedroom, on the second floor is the luxury house bathroom with separate shower cubicle and two double bedrooms either side.

Outside to the front of the house is a block paved off street parking space and the rear courtyard garden is paved for low maintenance and makes an ideal space for alfresco dining and entertaining.

A STUNNING PERIOD FOUR DOUBLE BEDROOM PROPERTY WHICH HAS BEEN COMPLETELY RENOVATED THROUGHOUT RESULTING IN A BEAUTIFULLY FINISHED PERIOD TOWNHOUSE WITH A COURTYARD GARDEN AND PARKING SPACE IN THIS CONVENIENT TOWN CENTRE LOCATION.



The house has had planning permission granted for a rear extension to the ground floor which would create a larger dining area. The plans can be viewed on the planning portal.

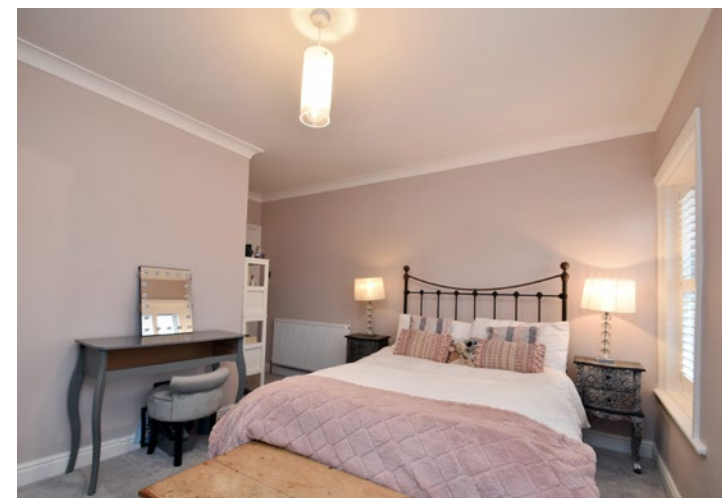
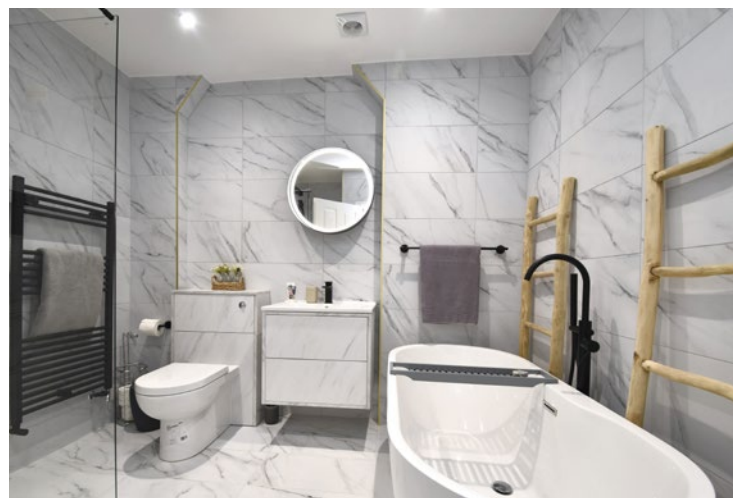
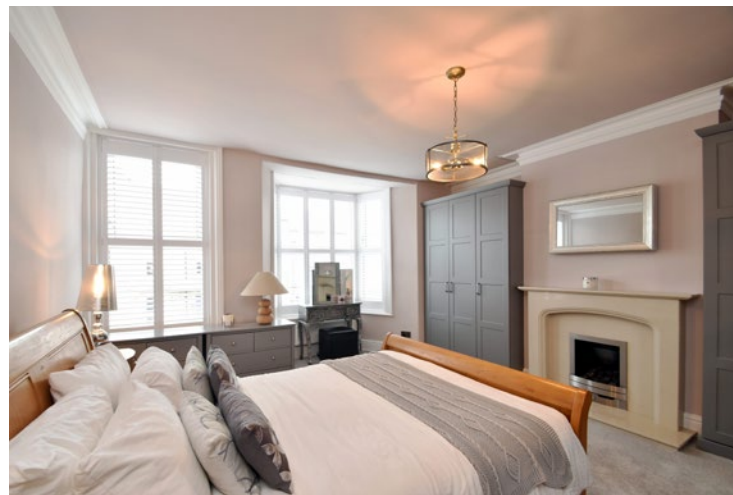
Mount Parade is situated in a prime location in central Harrogate, it is in walking distance of the Stray and the town centre of Harrogate; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh.

ADDITIONAL INFORMATION

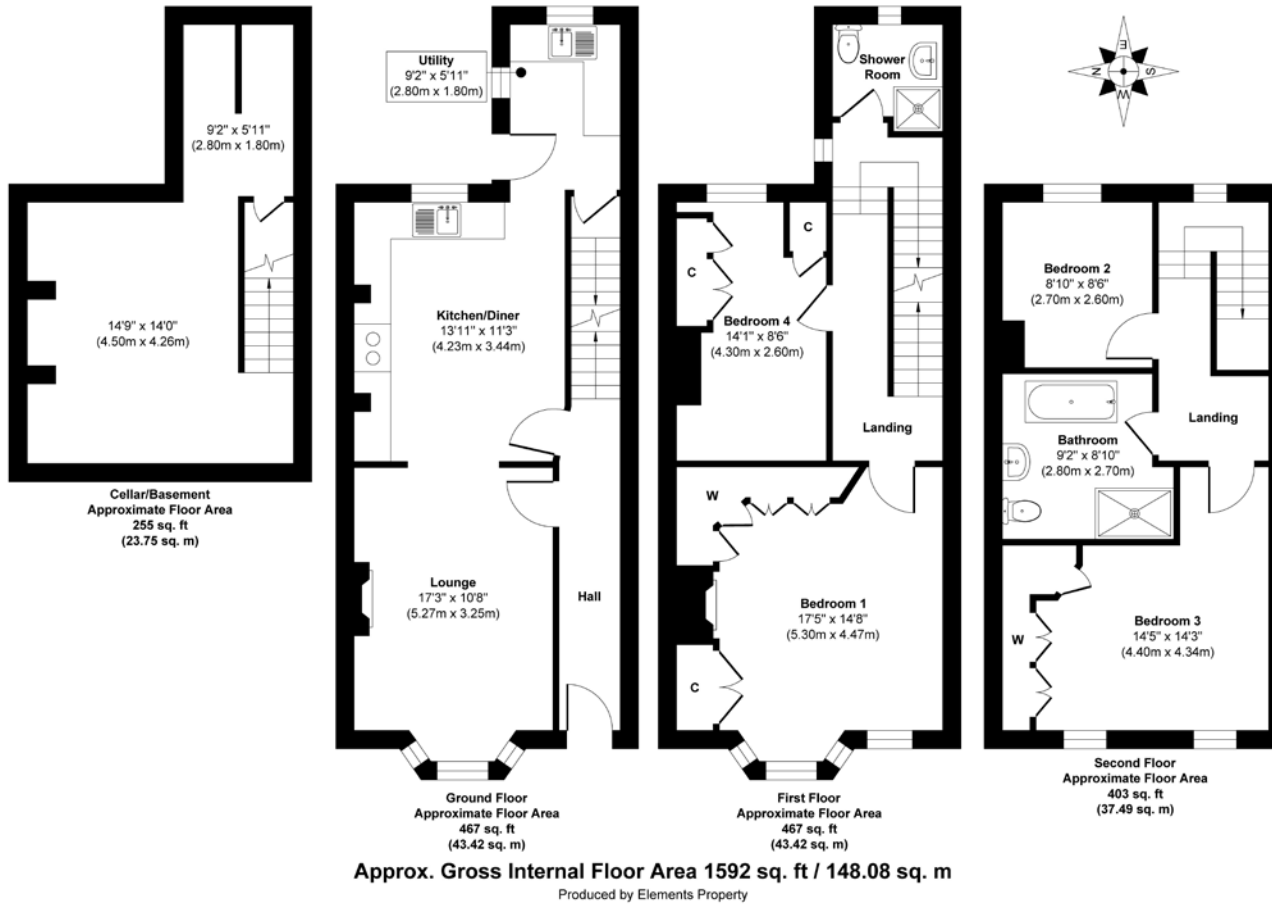
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

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

Directions - HG1 1BX: From West Park in Harrogate town centre, proceed down Parliament Street. At the traffic lights at the bottom of the hill turn right into Kings Road. Stay in the right hand lane and at the traffic lights turn right into Cheltenham Crescent. Stay in the left hand lane and with Vivado Restaurant on the left hand side, turn left into Cheltenham Mount. Continue along Cheltenham Mount and Mount Parade is on the right hand side.



20 Mount Parade, Harrogate



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		92
(69-80) C		
(55-68) D		
(39-54) E	86	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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