

21 MOUNT GARDENS
HARROGATE
HG2 8BS



NICHOLLS
TYREMAN

21 MOUNT GARDENS | HARROGATE | HG2 8BS

A three bedroom, semi detached property to the south side of Harrogate

Entrance Hall | Living Room | Dining Room | Kitchen

Three Bedrooms | House Bathroom

Garage | Gardens

Council Tax: C | Energy Rating: D | Tenure: Freehold

£390,000





Quietly tucked away on a popular cul-de-sac just off Hookstone Road, 21 Mount Gardens sits in the well regarded Oatlands pocket of South Harrogate.

The house itself is a practical three bedroom home of around 973 sq ft, with a useful detached garage taking the overall footprint to some 1,163 sq ft. It has been kept in good, clean order throughout and is ready to move into, giving the new owner a great opportunity to decorate and put their own stamp on it. Two reception rooms and a generous kitchen give a straightforward, liveable layout that works well for family life, with three bedrooms and a bathroom upstairs.

Mount Gardens is a quiet no through road, and houses here rarely come to the market. Oatlands Infant School is only a short walk away, with the junior school close by as well, and both St Aidan's and St John Fisher are within easy reach, as is Harrogate Grammar.

Hornbeam Park station is minutes on foot for Leeds and York, while local shops, a Marks & Spencer Simply Food, Co-op and Sainsbury's Local sit just around the corner on Hookstone Road and Leeds Road. The town centre, The Stray, Valley Gardens and the wider spa town amenities are a short drive or a pleasant walk.

Offered chain free, this is a well placed South Harrogate home that is already clean and liveable, and simply needs a lick of paint and a little imagination.



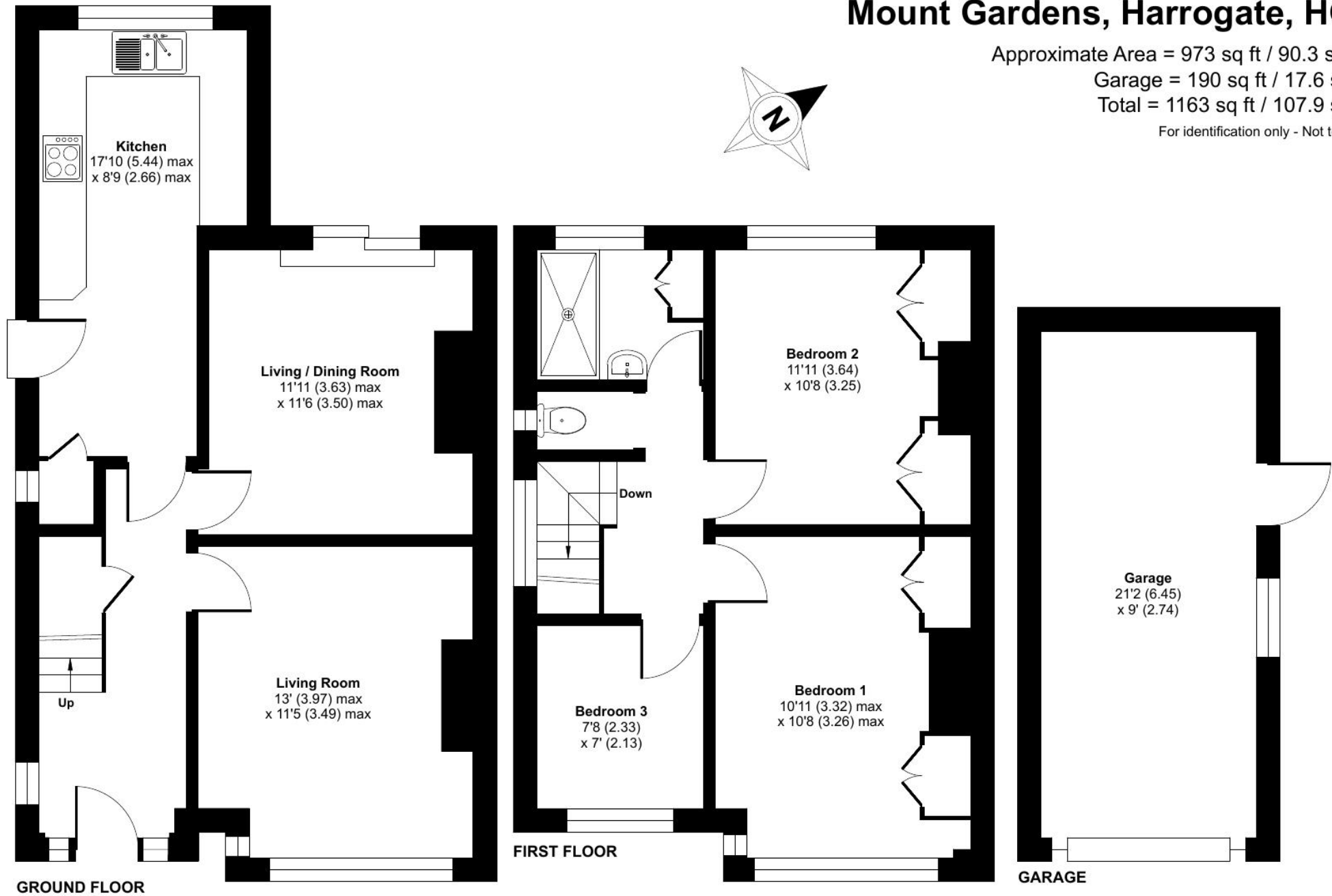
Mount Gardens, Harrogate, HG2

Approximate Area = 973 sq ft / 90.3 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 1163 sq ft / 107.9 sq m

For identification only - Not to scale





9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

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