



13 Mayfield Terrace, Harrogate, North Yorkshire, HG1 5EZ

This stylish stone fronted period home reveals high quality family accommodation arranged over three floors, along with tasteful interior design, all in a highly convenient location within walking distance of Harrogate town centre.

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**13 Mayfield Terrace, Harrogate,
North Yorkshire, HG1 5EZ**

Guide Price: £325,000

- Excellent period home
- Convenient town centre location
- Tasteful interior design
- Two reception rooms
- Three double bedrooms
- Contemporary kitchen / bathroom
- Enclosed rear courtyard



General remarks

With attractive stone front elevations, gas fired heating and double glazing, along with a recently renewed slate roof, this excellent Victorian family home is perfect for the professional or busy family seeking ease of access to local amenities and in particular Harrogate town centre.

A welcoming reception hall leads to a sitting room with front bay window and then a separate dining room with fitted cabinets to the chimney breast recess and direct access to a well-appointed galley kitchen with a range of counter-level work surfaces and integrated cooking appliances.

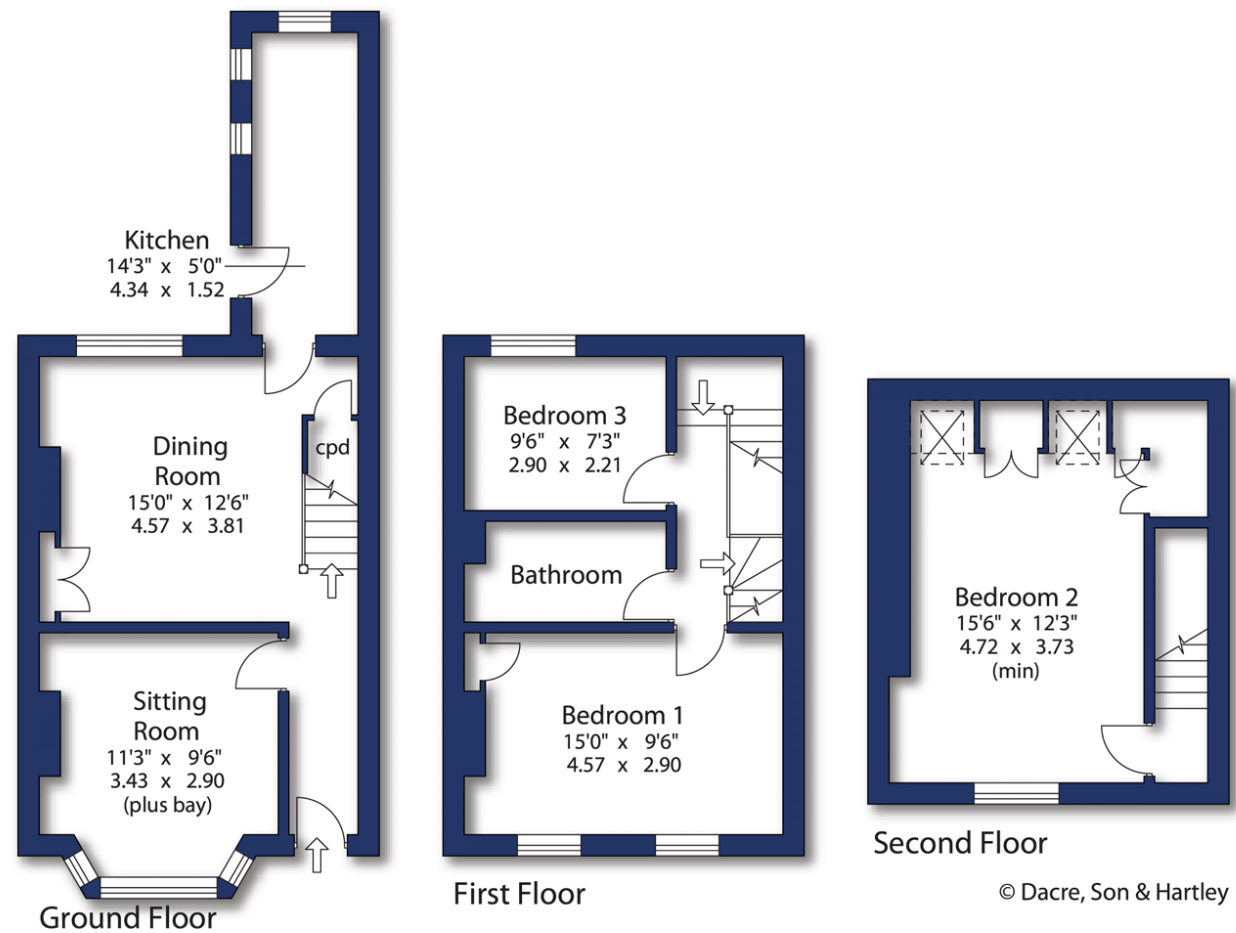
A staircase with ornamental balustrade leads to the first floor landing and to the front of the property is a full width double bedroom situated alongside an attractive, upgraded house

bathroom and a further family bedroom. Finally on the second floor lies an excellent double bedroom which could be utilised as the master suite or as a guest bedroom, having an extensive provision of fitted wardrobes, dressing table, drawers etc.

This excellent period home benefits from neatly laid out courtyard style front gardens and the property is approached by a cleverly designed mosaic pathway. To the rear of the property there is an enclosed private courtyard, perfect for alfresco entertaining.

Harrogate town centre, the railway and bus station all lie within walking distance of Mayfield Terrace and in addition there is an excellent choice of local supermarkets, highly regarded primary schools and a strong community spirit in the immediate neighbourhood.

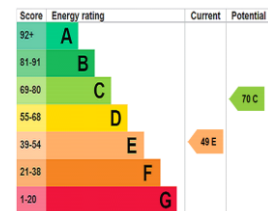
Floorplans



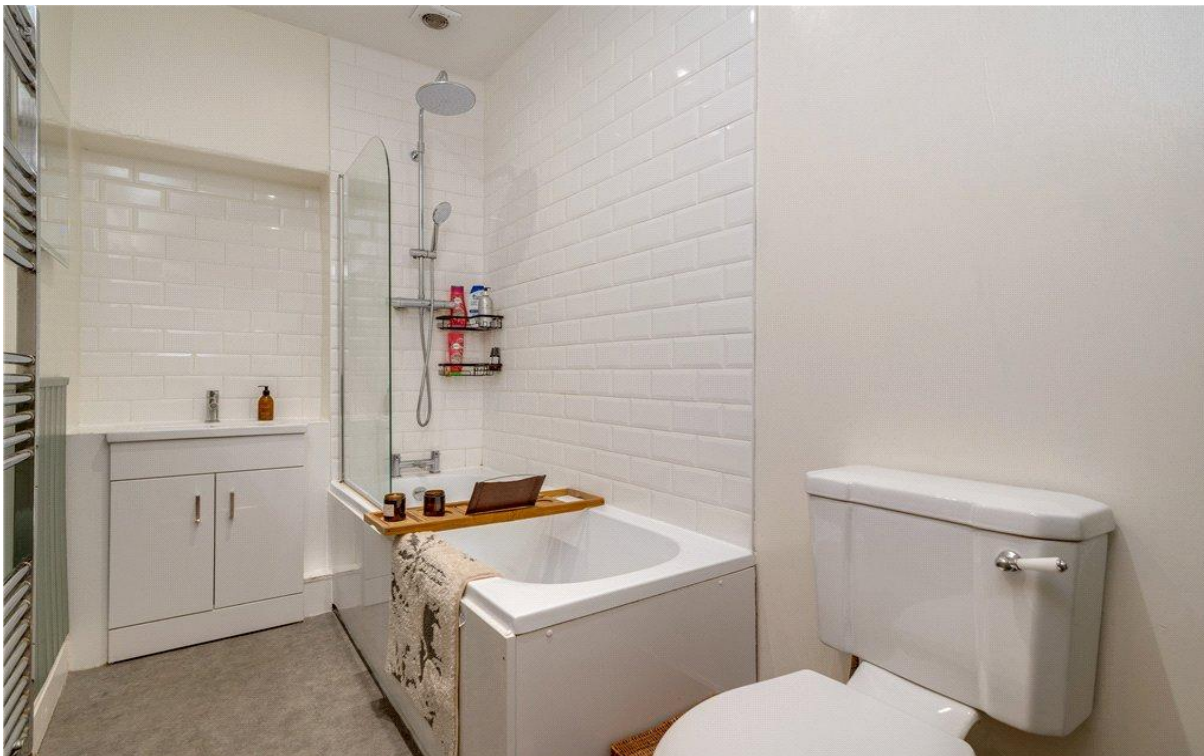
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Contact us



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Directions

From the centre of Harrogate proceed along Kings Road and turn right into Franklin Mount. Continue along on to Mayfield Grove and take the first left into Mayfield Terrace where the property will be found further along on the left hand side.

What3Words skips.mute.poet

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- All mains services are installed
- On street parking with resident's permit purchased from the local council

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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