



**23 Redfearn Mews  
Harrogate, North Yorkshire HG2 9QN**

**£1,450 Per month**

A modern, high quality, four bedroomed detached family home arranged over 3 floors with good-sized lawned rear garden. Close to schools, shops and Hornbeam Park railway, and forming part of a select residential development on the popular and convenient south side of Harrogate. This quiet residential area is close to the Leeds Road shopping parades, Harrogate Town Centre and the Hornbeam Park rail link, convenient for commuting to Leeds and York. It is within close proximity of good schooling for all age groups, including the much sought after Oatlands Primary and excellent secondary schools such as Harrogate Grammar, Rossett and Ashville Schools. AVAILABLE END OF NOVEMBER 2021

## 23 Redfearn Mews, Harrogate, North Yorkshire HG2 9QN

### Entrance Hallway

With stairs rising to the first floor, door into the integral garage and storage cupboard.

### Lounge Area

20'06 x 9'06 (6.25m x 2.90m)

With door leading out onto the rear garden, open aspect to the dining area.

### Dining Area

16;0 x 9'06 (4.88m;0.00m x 2.90m)

With window to the rear elevation and central heating radiator.

### Kitchen

10'06 x 9' (3.20m x 2.74m)

Modern kitchen with built in appliances to include dishwasher, washing machine, fridge- freezer, oven, hob and grill. Inset sink with drainer, fitted base and wall units with complementary work surface., tiled floor and central heating radiator.

### First floor Landing

Cupboard with hanging space and shelving, airing cupboard, stairs rising to the first floor and central heating radiator.

### Guest bedroom

13'09 x 9'09 (4.19m x 2.97m)

With window to the rear elevation and central heating radiator.

### Ensuite Shower room

With window to the side elevation, walk in shower, pedestal wash basin and low level WC.

### Bedroom 3

13'09 x 9'06 (4.19m x 2.90m)

With window to the front elevation and central heating radiator.

### Bedroom 4

10'03 x 9' (3.12m x 2.74m)

With window to the front elevation and central heating radiator.

### Bathroom

With window to the rear elevation, bath, pedestal wash basin and low level WC. Modern tiling to the walls and floor and central heating radiator.

### cloak room

With modern tiled walls and floor, low level WC and central heating radiator.

### Second Floor

With walk in eves storage and window to the side elevation.

### Master bedroom

16'09 x 14'03 (5.11m x 4.34m)

With Velux window to the rear and central heating radiator.

### En-suite Shower room

With Velux window to the rear elevation, walk in shower, pedestal wash basin and low level WC.

### Gardens



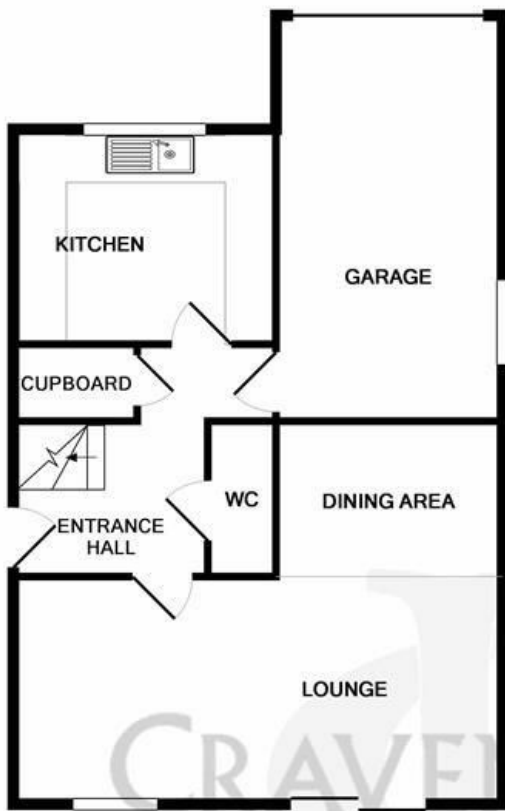
Enclosed rear garden mainly laid to lawn with fence surround, pathway leading to the front and paved patio area. To the front lawn area to one side with parking.

### Garage

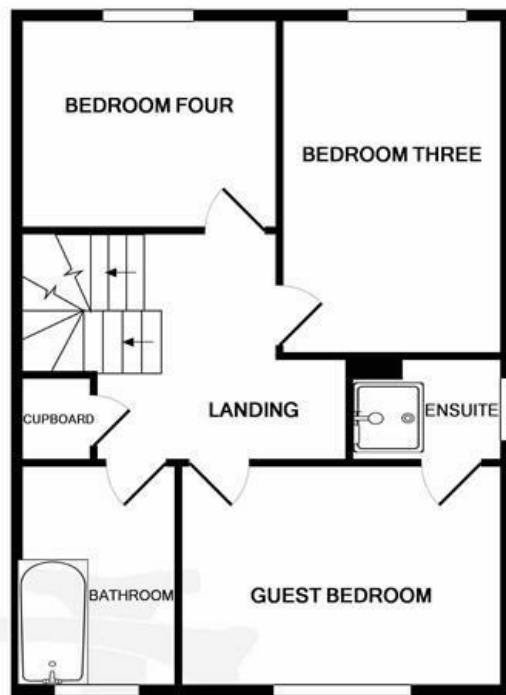
Single integral garage with up and over door, power within.



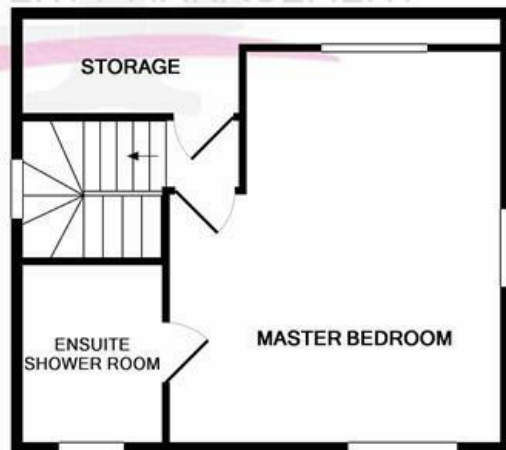




GROUND FLOOR  
APPROX. FLOOR  
AREA 623 SQ.FT.  
(57.9 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 575 SQ.FT.  
(53.5 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 372 SQ.FT.  
(34.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1570 SQ.FT. (145.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		91
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	