



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

**£1,350 Per month**

THREE BEDROOM TOWN HOUSE WITH GARAGE AND OFF STREET PARKING  
GOOD ACCESS TO LOCAL TRAIN STATION, SHOPS, SCHOOLS AND AMENITIES  
EXCELLENT ORDER THROUGH OUT  
MASTER BEDROOM WITH ENSUITE  
TWO DOUBLE BEDROOMS WITH HOUSE BATHROOM  
GAS CENTRAL HEATING SYSTEM, REAR ENCLOSED GARDEN

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

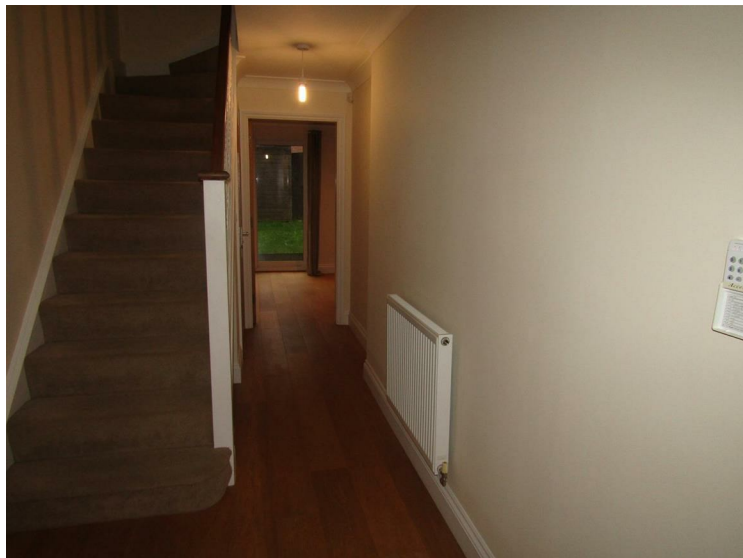
### Description

A three bedroom town house forming part of this prestigious development and situated in a sought after location on Harrogate's highly regarded south side. The well planned accommodation which benefits from gas fired central heating and UPVC double glazing in brief comprises: Reception hall, guest cloakroom, fitted dining kitchen with integrated appliances. First floor landing, lounge, Master bedroom with ensuite shower room. Second floor landing, two further double bedrooms and house bathroom. Outside there is a private driveway leading to a integrated single garage. The rear features an enclosed lawned garden. Rental Valuation £1200- 1300 PCM

### Location

Harrogate is a town in North Yorkshire, England, east of the Yorkshire Dales National Park. Its heritage as a fashionable spa resort continues in the Montpellier Quarter with the Royal Pump Room Museum, documenting the importance of local mineral springs. Harrogate railway station and Harrogate bus station in the town centre provide transport connections. Leeds Bradford International Airport is 10 miles (16 km) southwest of Harrogate. The main roads through the town are the A61, connecting Harrogate to Leeds and Ripon, and the A59, connecting the town to York and Skipton. Harrogate is also connected to Wetherby and the A1(M), by the A661.

### Hallway



With stairs to the first floor, house alarm and central heating radiator

### Dining Kitchen

15'9 x 14'3 (4.80m x 4.34m)



With window to the rear elevation. Sliding patio doors leading out onto the rear garden, a range of fitted base and wall units with integrated appliances to include, dishwasher, fridge, freezer, washing machine and electric oven and hob with over head extractor fan, inset sink and drainer and integral door to the garage.

### WC

White suite with low level WC, wall mounted wash basin and central heating radiator.

### First Floor

With stairs rising to the first floor.

### Sitting Room

15'9 x 12'3 (4.80m x 3.73m)



Two windows to the rear elevation, TV point and central heating radiator.

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## Master Bedroom

15'3 x 9'0 (4.65m x 2.74m)



With window to the front elevation and central heating radiator.

## Bedroom Two

15'9 x 11'3 (4.80m x 3.43m)



With two windows to the front elevation, built in cupboard and central heating radiator.

## Ensuite



With obscure glazed window to the front elevation, walk in shower, low level WC, pedestal wash basin and shaver point.

## Bedroom Three

15'6 max x 8'0 min (4.72m max x 2.44m min)



With Velux window to the rear and central heating radiator.

## Second Floor

Loft access

**Bathroom**



Modern suite with bath, low level WC, pedestal wash basin, part tiled and heated ladder towel rail.

**Garage and parking**

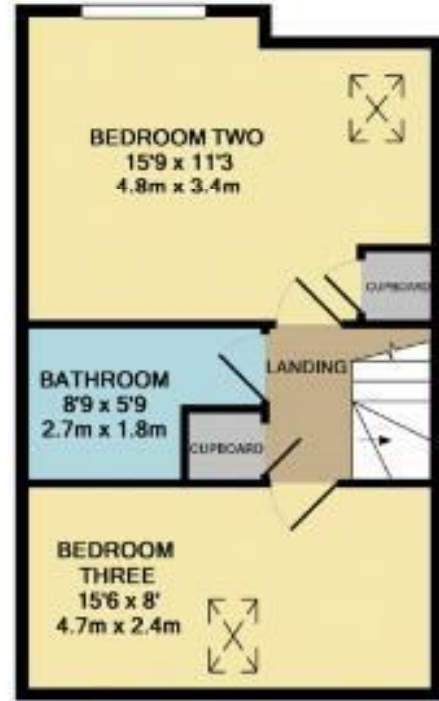
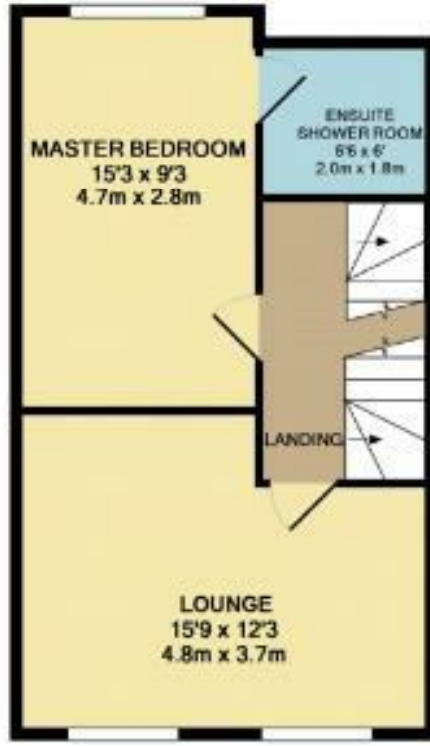
17'0 x 9'3 (5.18m x 2.82m)

With up and over door, power and light with in. Off street parking on the driveway to the front

**Garden**

Enclosed rear garden laid to lawn with garden shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>87</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	