



**Fairfield Mews
East Parade
Harrogate
North Yorkshire
HG1**

Offers In Excess Of £205,000

bettermove

East Parade Harrogate

Bettermove are proud to present this 2 bedrooms mews house in Harrogate. Available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and gas central heating throughout, with off street parking available via allocated parking.

The council tax band is C.

This is a leasehold property with 958 years remaining on the lease; the ground rent is £50pcm and the service charge is £80pcm.

The interior of this beautifully presented property comprises a spacious living/dining room, downstairs bathroom and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms. The exterior boasts a private rear courtyard, perfect for enjoying the summer months.

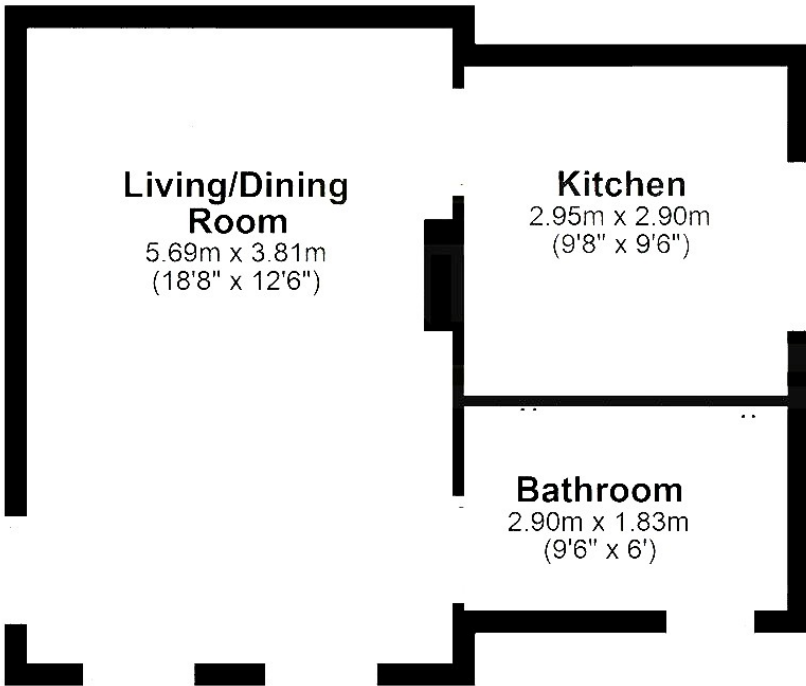
Located in the popular town of Harrogate, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Harrogate train station (0.7 miles), variety of bus routes and the A61 and A1(M).

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



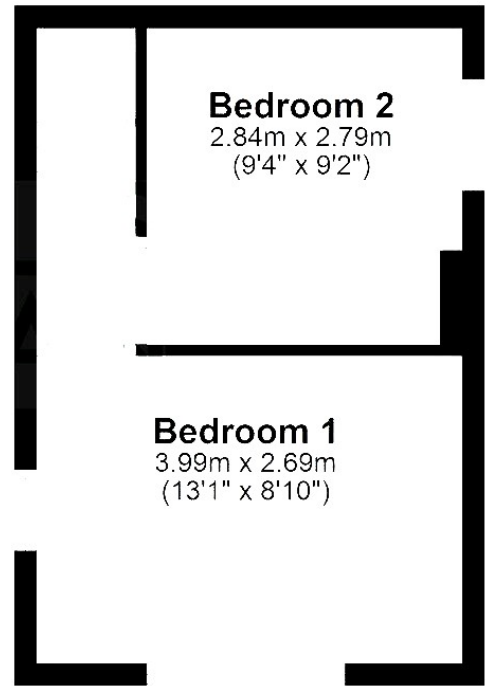
Ground Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



First Floor

Approx. 21.8 sq. metres (235.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk