



Back Cheltenham Mount

HARROGATE HG1 5JT

LINLEY &
SIMPSON

Land & New Homes

Back Cheltenham Mount

4 and 6 Back Cheltenham Mount are a pair of unique two bedroom detached properties offering an exclusive opportunity within an enviable town centre location. These bespoke and individual homes are a hidden gem; set back from the bustling town centre high streets on a quiet road and situated close to amenities within the heart of Harrogate.

Both properties are fitted with carefully designed kitchens by David Charles of Ripon in a contemporary shaker style range, finished with luxury worktops and fitting seamlessly into the open plan kitchen living space which boasts a high specification throughout. With great natural lighting, clever storage and purposeful planning, the fitted kitchens include soft closing drawers and integrated appliances. The open plan living space of 6 Back Cheltenham Mount further benefits from patio doors to private outdoor seating. Each bathroom or en suite includes high quality tiles to the walls and floors and are complete with Vitra contemporary white sanitary ware, Hansgrohe taps and other luxury fittings.

The properties at Back Cheltenham Mount offer contemporary and modern homes with independent and local amenities right on the doorstep, ideal for exploring the local area and all that Harrogate has to offer, whether you are a young professional or are looking to invest in a property within a popular and central location.

HARROGATE

Harrogate is a Victorian spa town and rural district within the heart of Yorkshire and has previously won the coveted title of being the happiest place to live in the UK. Not only is Harrogate famous for its spa town status, but it is also becoming an ever growing hotspot for so much more. Located equidistant to the North Yorkshire Moors and Yorkshire Dales, Harrogate is an enviable retail location with an array of eateries, bistros and bars to suit all tastes and the International Conference Centre is the third largest conference and exhibition centre in the UK and offers a plethora of events. Together with its handsome historic buildings and verdant gardens makes Harrogate one of Yorkshires most stylish and sought-after destinations.

For the commuter, Harrogate's railway and bus station situated within the town centre provides convenient transport connections to nearby cities, York and Leeds. Main roads such as the A61, connecting harrogate to Leeds and Ripon, and the A59, connecting the town to York and Skipton, provide top accessibility and Harrogate quickly becomes the core and heart of Yorkshire.

Back Cheltenham Mount is located within a short walk to all Harrogate has to offer. On your doorstep is Cheltenham Parade, a hive of local activity, with independent businesses offering a range of services such as clothing, food and drink, Café's and many more.



SPECIFICATION

KITCHEN

- High quality kitchen units in dove grey, worktops & splashback supplied and fitted by David Charles of Ripon
- Self closing unit doors & cutlery draw insert
- Inset sink 1.5 bowl and chrome mixer tap
- Bosch electric oven, induction hob & extractor chimney hood
- Integrated 50/50 fridge freezer
- Integrated dishwasher
- Integrated washer/dryer
- Recessed downlighters
- Under wall unit lights

MAIN BATHROOM / EN SUITES (where applicable)

- Vitra contemporary white sanitary ware
- Hansgrohe chrome single lever basin mixer with popup waste
- Thermostatic bath filler and overhead shower with pop-up waste & overflow **(to 4 Back Cheltenham Mount only)**
- Shower enclosure complete with glass door/chrome frame and thermostatic shower **(to 6 Back Cheltenham Mount only)**
- Wall tiling - full height to wet areas half height to non wet areas
- Recessed downlighters
- Heated towel rail

HALL / LANDING

- Oak handrail complete with oak newel post and glazed balustrade

FLOORING

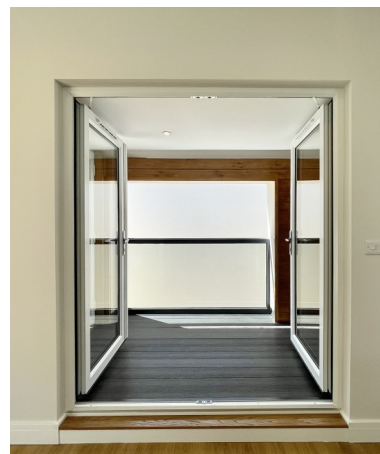
- Fitted carpets to all bedrooms, stairs and hallway
- Quality tiled flooring to the bathroom and en suites
- Quality flooring fitted to kitchen, dining and living area

HEATING

- Gas fired central heating, radiators including thermostatic valves

ELECTRICAL

- Telephone socket and aerial point to the living area
- Heat and smoke detectors
- Front external light



Please note images are for illustrative purposes to indicate the style and finish of doors, handles and worktops only.

INTERNAL & EXTERNAL WINDOWS AND DOORS

- UPVC double glazed windows complete with chrome handles
- UPVC front doors
- Contemporary oak timber internal doors complete with door furniture
- UPVC patio doors **(to 6 Back Cheltenham Mount only)**

DECORATION

- Ammonite emulsion to walls & white to ceilings
- Painted woodwork

EXTERNAL FEATURES

- Glazed balcony with seating area **(to 6 Back Cheltenham Mount only)**
- Garage with storage unit below including power
- Electrical car charging point



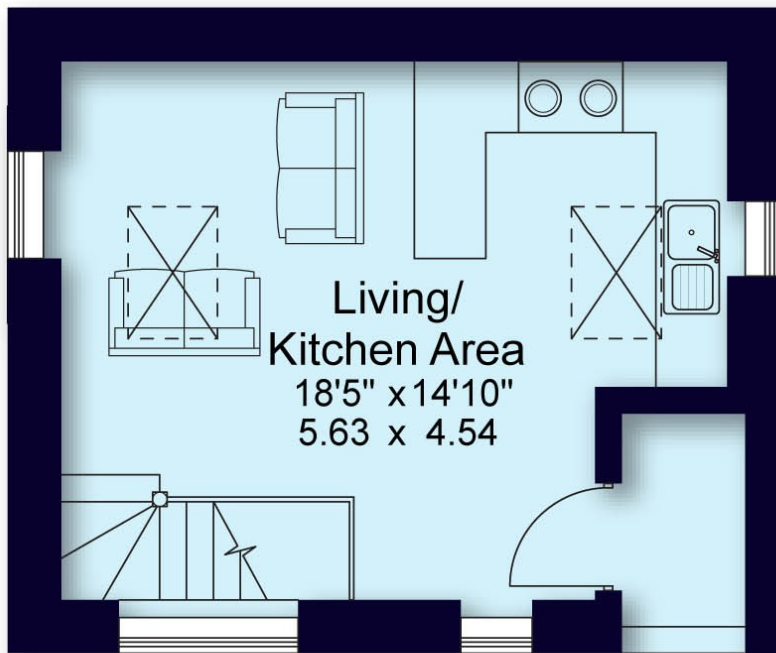
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4 BACK CHELTENHAM MOUNT

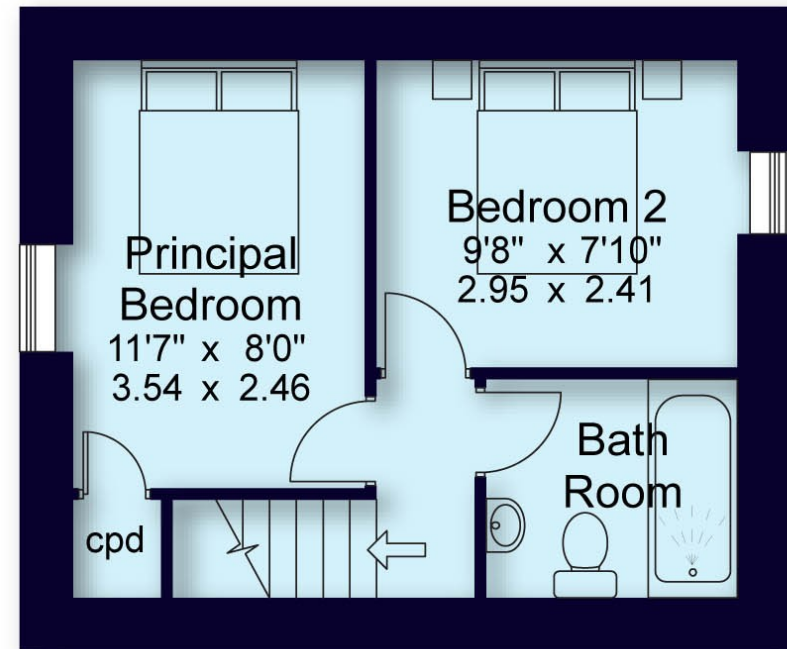
This two bedroom detached home boasts fantastic open plan living space and natural light as soon as you enter the ground floor living dining kitchen. The sumptuous fitted kitchen comes complete with a number of integrated appliances and breakfast bar, set in an open plan format within the living area.

To the lower ground floor is the principal bedroom with a storage cupboard complete with hanging rails, a second double bedroom and the main house bathroom.

Externally, the property comes complete with an allocated parking space / garage which also leads to a large and secure lower ground storage facility.



Ground Floor



Lower Ground Floor

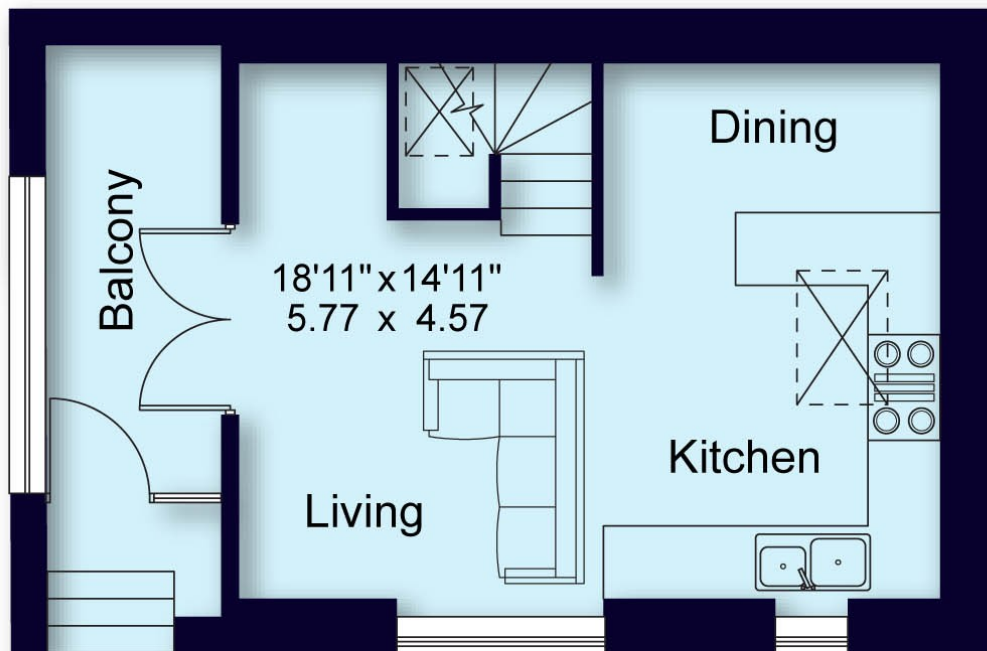
For illustrative purposes only. Not to scale.

6 BACK CHELTENHAM MOUNT

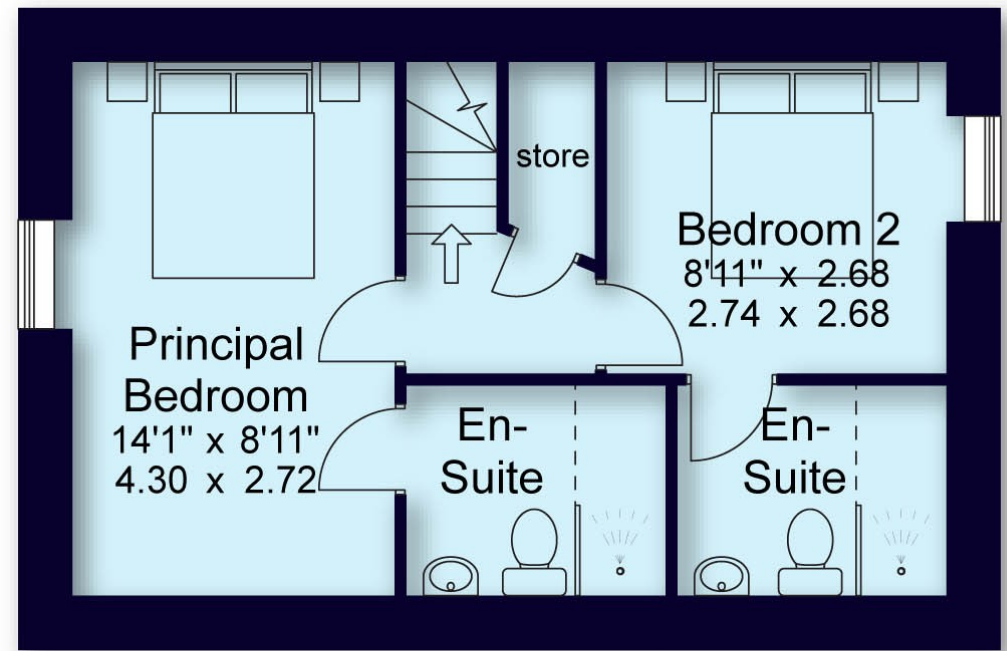
From the front entrance you are greeted to a unique covered balcony area, perfect for outdoor seating, with double doors opening into the spacious and light open plan living space. With floor to ceiling windows and a Velux, the ground floor accommodation is filled with natural light. The sumptuous fitted kitchen comes complete with a number of integrated appliances and breakfast bar, set in an open plan format within the living area.

To the lower ground floor is the principal bedroom with an en suite shower room and a second double bedroom also complete with an en suite shower room.

Externally, the property comes complete with an allocated parking space / garage which also leads to a large and secure lower ground storage facility.



Ground Floor



Lower Ground Floor

For illustrative purposes only. Not to scale.



SAT NAV POSTCODE: HG1 5JT

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