



Fawcett Mews, Belford
Place, Harrogate, HG1
1JE
£395,000
3 Bedroom House
EPC Rating: B

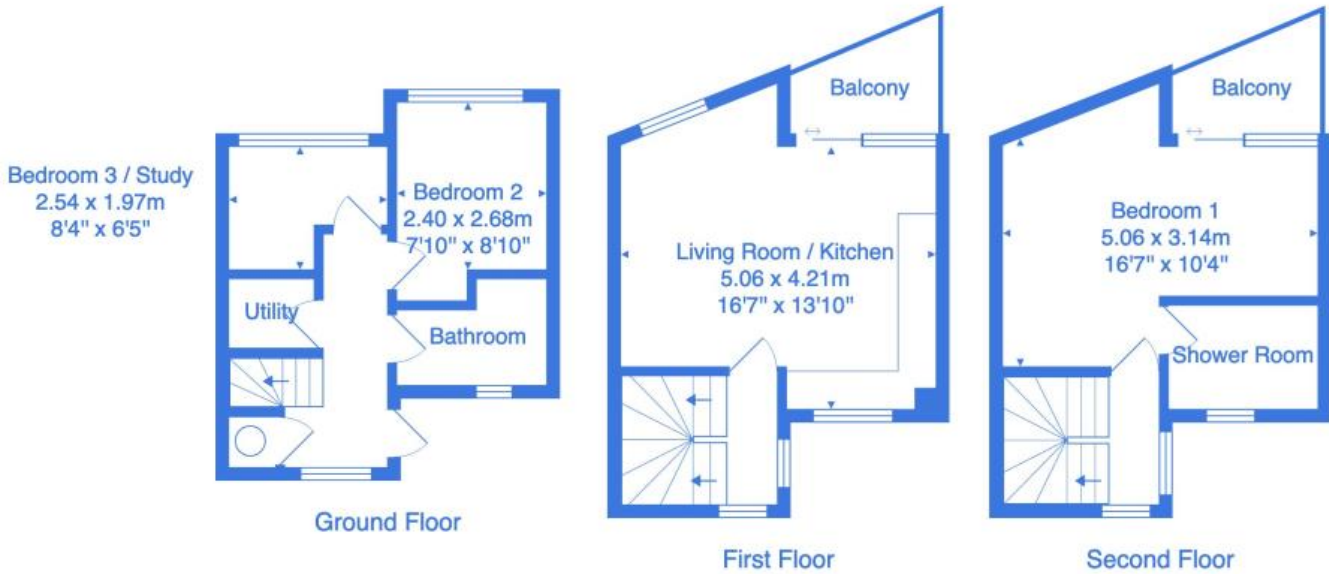


Located within Harrogate town centre, lies this truly stunning three bedroom, modern mews-style, eco-friendly home with the added benefit of gated secure parking. Fawcett Mews is ideally positioned within a five minute walk of all of Harrogate's local amenities, whilst also being tucked away in a peaceful and quiet gated development.

The property has only recently being built and was completed to the highest of standards, with finishes such as a zinc roof, bespoke glazing, covered glass balcony and electric entry gates. The property flows well and briefly comprises; entrance hallway with storage cupboard and utility room, two bedrooms and a bathroom to the ground floor. On the first floor is a well-appointed kitchen/living area with glass balcony. The master bedroom with modern ensuite and private balcony is situated to the second floor.

The property also benefits from gas central heating, double glazing throughout, secure off street parking, 10 year NHBC warranty and no onward chain. A viewing is highly recommended to truly appreciate the rarity of this modern home.





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	83	86	96
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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