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APARTMENT 4 SWAN COURT, YORK ROAD, HARROGATE, HG1 2QH

£550,000

# APARTMENT 4 SWAN COURT, YORK ROAD,

*Harrogate, HG1 2QH*

**A superb three-bedroom, first-floor apartment, with lift access, forming part of this prestigious purpose-built development. This delightful, bright apartment reveals well-appointed and generous accommodation, with a good-sized balcony.**

There is an excellent circulation space throughout the apartment and gorgeous views over York Road and the Old Swan Hotel. The apartment is in good decorative order and ready for immediate occupation.

Swan Court is situated in a quiet and fashionable central position within walking distance of the Valley Gardens, the Mercer Art Gallery, the Montpellier Quarter, local shops on Cold Bath Road, the Majestic Hotel and Spa, Harlow Carr Gardens and Bettys Tearoom.

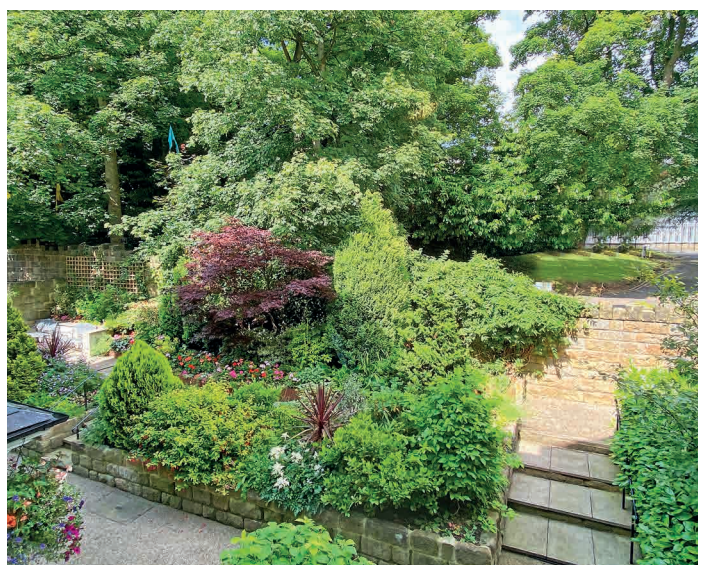
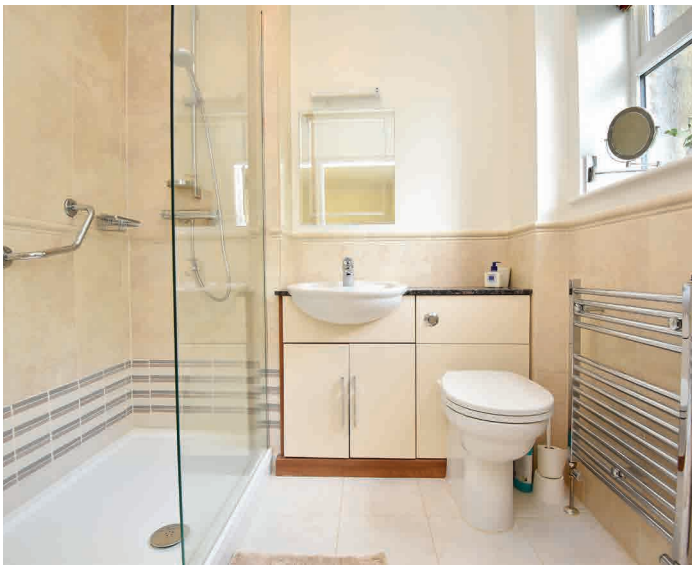


Spacious Hall · Large Living Room · Generous Dining Kitchen · Balcony

3 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Garage · Well-Maintained Communal Gardens







## ACCOMMODATION

Lift and large open carpeted staircase to first floor.

### FIRST FLOOR ENTRANCE LOBBY

With bevelled glass panelling.

### GENEROUS RECEPTION HALL

Which could also be used as a dining room. Radiator, downlighters and entry phone.

### LARGE WALK-IN STORAGE CUPBOARD

With full-height fixed shelving and coat racks. Fuse box.

### LARGE LIVING ROOM

A beautiful, bright room with large triple-aspect windows with southwesterly aspect. Electric fire with wooden over-mantel and marble hearth. Victorian cupboard with shelving and storage below. Coved ceiling. Power, phone and TV points. Door to -

### BALCONY

A west-facing balcony providing a tiled space, shade above. Space for seating, table and flower tubs.

### GENEROUS DINING KITCHEN

With four-ring induction hob, eye-level electric grill and oven with extractor fan. Extensive power points. Double sink and drainer with mixer tap. Built-in fridge / freezer. Plumbing for dishwasher and washing machine.

### BEDROOM 1

A large double bedroom with triple full-height built-in wardrobes and hanging space. Power sockets and phone point. Large east-facing window and coved ceiling.

### EN-SUITE BATHROOM

Modern tiling to wall and floor. Modern step-in shower with glass screen and Vado mixer taps. Hand rails fitted to the walls, fitted shelving around the vanity unit, and WC. Shaver point, heated towel rail and window to east.

### BEDROOM 2

A double bedroom with full-height window. Triple full-height built-in wardrobes and hanging space. Power sockets. Coved ceiling.

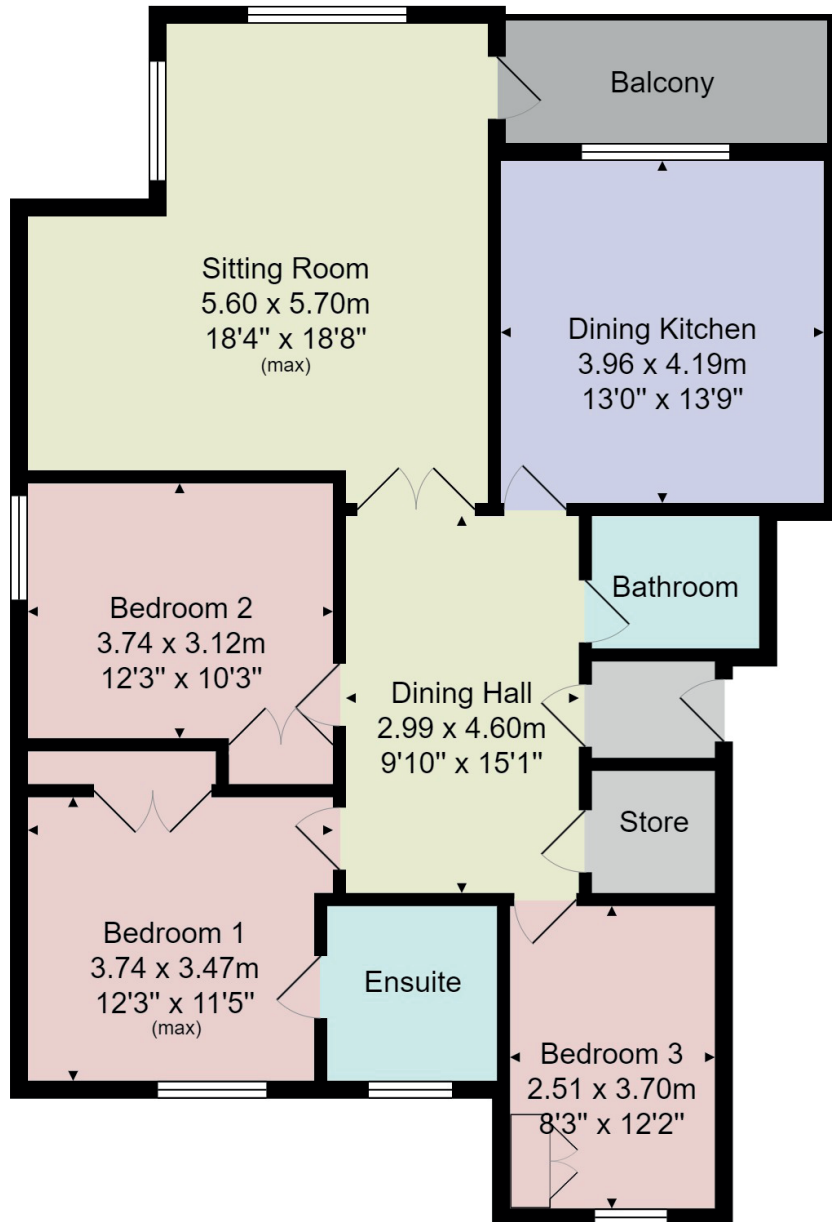
### BEDROOM 3 / STUDY

Large east-facing window. Power sockets and TV point. Wall-mounted gas boiler and ceiling cornice.

### BATHROOM

Very attractive full-height stone tiling to walls and contrasting floor tiles. Bath with Grohe mixer tap and shower above with folding double glass screen, pedestal washbasin and WC. Shaver point.

# FLOOR PLAN



Total Area: 110.9 m<sup>2</sup> ... 1194 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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**Outside**

Access to a single garage, within a purpose built slate roofed block. Turning area to front. The garage has an electrically operated up-and-over door and there is potential to install an EV charging point. Potential for extensive eaves storage, and for the garage to be used as a workshop.

Beautifully maintained, mature communal gardens with seated patio space, rose borders and herbaceous planting. Communal off-street parking.

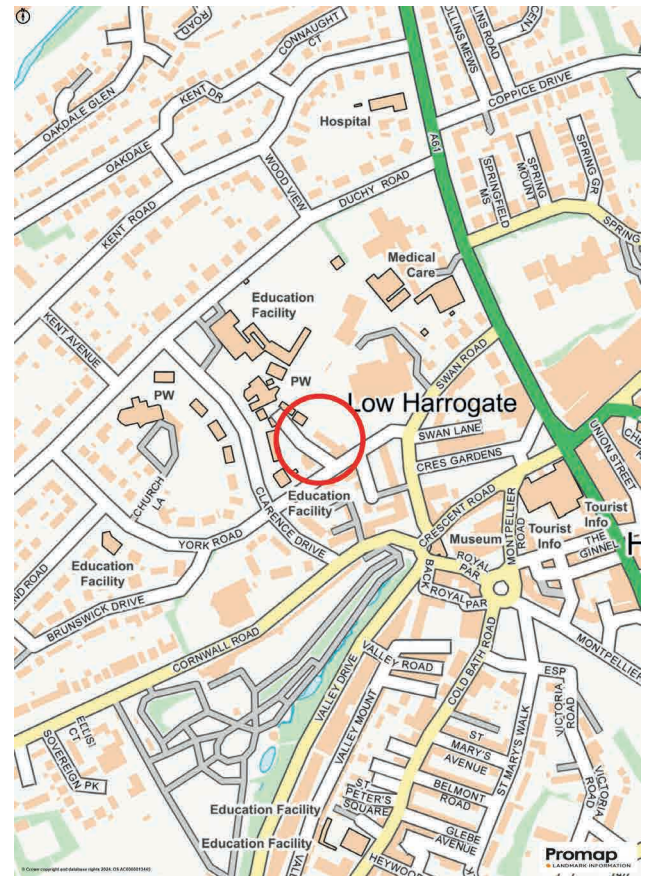
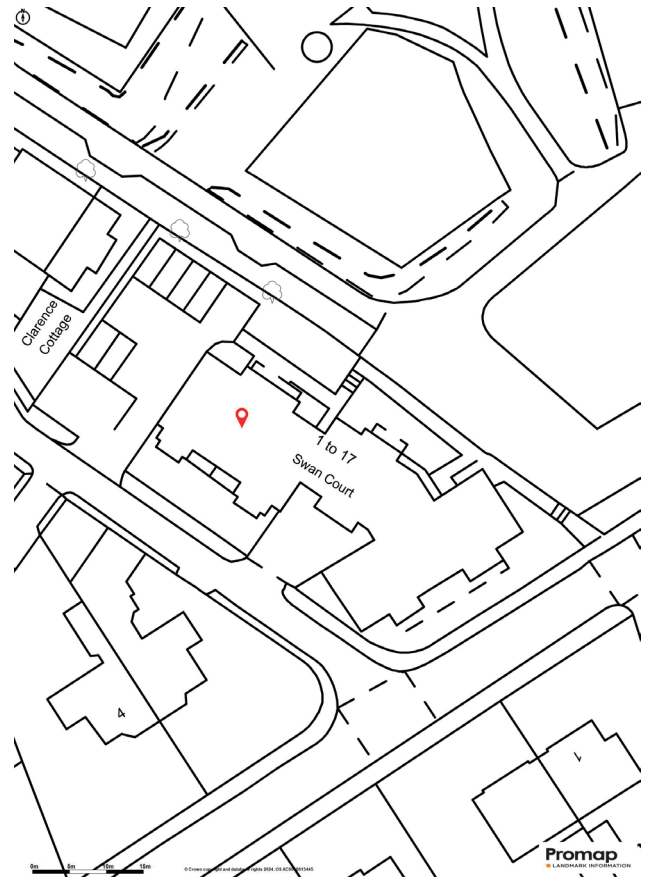
**Services**

All mains services connected.

**Tenure**

Leasehold - 999 year lease from 1986. The residents form the management company - Swan Court Management Company Ltd. The service charge is currently £235 pcm.

**Council Tax Band - F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)	84	84
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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