



8 Swarcliffe Road, Harrogate, North Yorkshire, HG1 4QX

£285,000

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An immaculately presented and very well-appointed three-bedroom townhouse, featuring a superb conservatory extension and a particularly attractive long rear garden with sunny aspect.

This impressive home offers stylish and well-planned accommodation arranged over three levels. On the ground floor there is a welcoming hallway, a spacious bay-fronted sitting room, a high-quality fitted kitchen with central island and open plan access to the conservatory. Upstairs, there are two double bedrooms and a modern bathroom, while the top floor provides a further large bedroom with eaves storage. Externally, the property enjoys an attractive front garden and a generous rear garden with terrace, lawn and decked seating areas.

The property is situated in a popular and convenient location, well served by excellent local amenities along Knaresborough Road and within walking distance of Starbeck railway station, providing easy access to both Harrogate and Knaresborough town centres.





GROUND FLOOR

ENTRANCE HALL

With modern uPVC front door and central heating radiator.

SITTING ROOM

A bright and spacious reception room with double-glazed bay window to the front, fitted book shelving to both recesses and modern fireplace with remote-controlled electric fire. Central heating radiator.

KITCHEN

A superbly fitted modern kitchen with an extensive range of quality wall and base units, tiled splashbacks and matching wall cupboards. Central island with induction hob, built-in oven and combination microwave. Integrated dishwasher, fridge and freezer. Tiled floor, central heating radiator and under-stairs cupboard with plumbing for washing machine. Window to rear and small window to side.

CONSERVATORY

Of uPVC double-glazed construction with tiled floor, central heating radiator and French doors leading out to the rear garden.

FIRST FLOOR

BEDROOM ONE

A double bedroom with double-glazed window to the front and central heating radiator.

BEDROOM TWO

A further good-sized bedroom with window overlooking the rear garden and central heating radiator.

BATHROOM

A modern white suite comprising panelled bath with shower above and screen, vanity unit with basin, and low-flush WC with concealed cistern. Fully tiled walls and floor. Chrome heated towel rail.

SECOND FLOOR

BEDROOM THREE

A large double bedroom with double-glazed window to the front, central heating radiator and eaves storage to both front and rear.

OUTSIDE

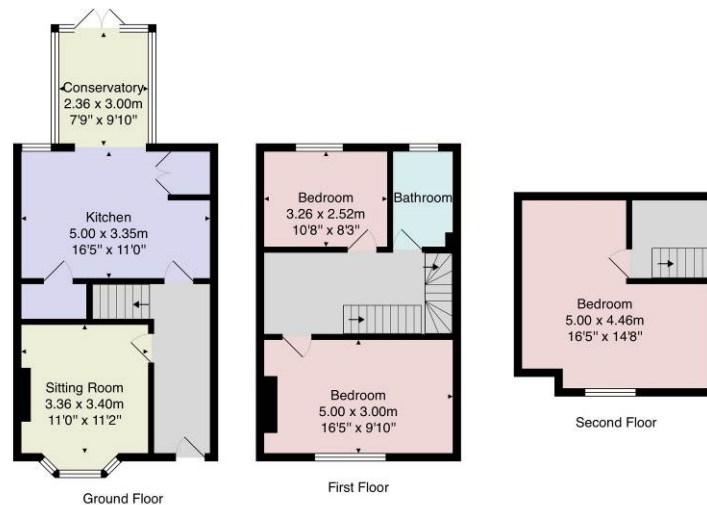
To the front of the property there is an enclosed lawned garden with well-stocked flower borders and path leading to the front door. A shared covered passageway to the side provides access to the rear.

To the rear there is a large, enclosed garden with stone terrace, lawned area and a timber-decked patio to the far end — a delightful, private space enjoying a sunny aspect.

Tenure - Freehold

Council Tax Band - B





Total Area: 112.4 m² ... 1210 ft²
 All measurements are approximate and for display purposes only.
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