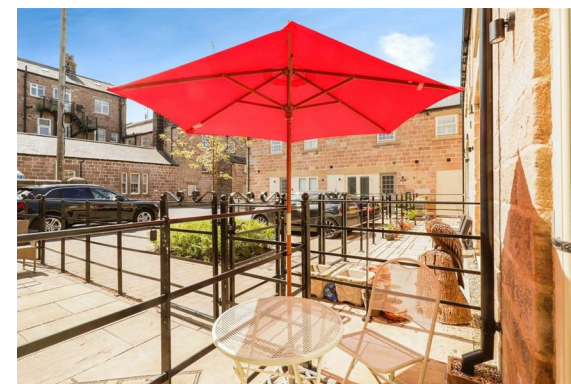




Swincliffe Mews, Harrogate, HG1 4FR

- STRAY PARKLAND 2 MINUTES WALK
- Train station 0.8 of a mile
- South-facing stone-flagged seating area
- Modern shaker-style kitchen with integrated Bosch appliances and quartz worktops
- Two bedrooms both benefiting from en suites
- Ideal lock up and leave
- Allocated parking space within a private gated courtyard
- Council Tax Band C

Offers Over £350,000



Swincliffe Mews, Harrogate, HG1 4FR

DESCRIPTION

Located within a select development completed in 2021, this characterful two-bedroom mews house offers a blend of modern comfort and traditional charm. The property boasts a spacious living room adorned with wooden flooring. Double doors lead out to a south-facing stone-flagged seating area, perfect for outdoor relaxation.

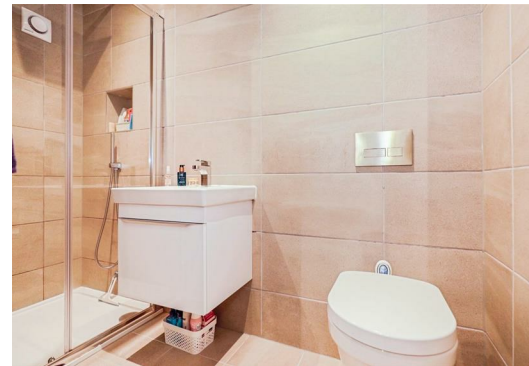
The separate kitchen is fitted with modern shaker-style units, quartz work surfaces, and integrated Bosch appliances, including an induction hob, oven, fridge-freezer, dishwasher, and extractor hood. providing ample space for a dining area. A guest WC completes the ground floor.

Upstairs, two generously sized double bedrooms feature vaulted beamed ceilings and benefits from a stylish, fully tiled en-suite bathrooms equipped with Villeroy & Boch sanitaryware and chrome fittings. Underfloor heating adds a touch of luxury to the bathrooms.

Externally, the property includes an allocated parking space within a private gated courtyard, ensuring both security and convenience. The development's thoughtful design and quality finishes make it a standout choice for discerning buyers.

Location:

Swincliffe Mews is situated in the High Harrogate & Kingsley ward, a desirable area known for its proximity to the Stray parkland and Harrogate town centre. Residents enjoy easy access to a range of amenities, including shops, restaurants, and excellent transport links, with the train station approximately 0.8 miles away. The area boasts a low crime rate, contributing to its appeal as a safe and welcoming community.



EPC

Energy rating D

This property produces 4.0 tonnes of CO2

Material Information - Harrogate

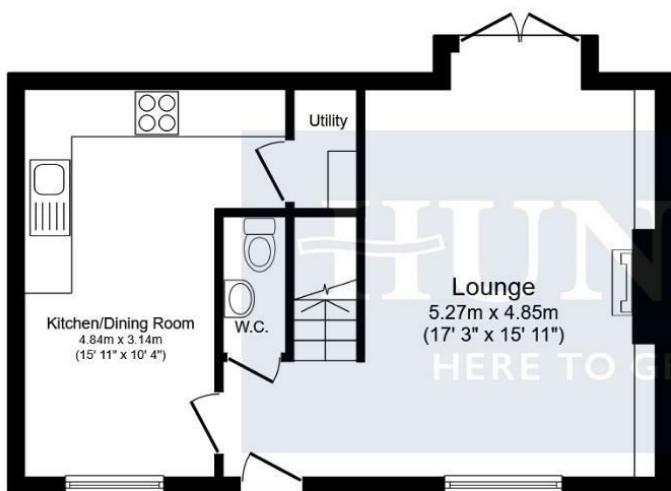
Tenure Type: Freehold

Leasehold Annual Service Charge Amount £

Council Tax Banding: C

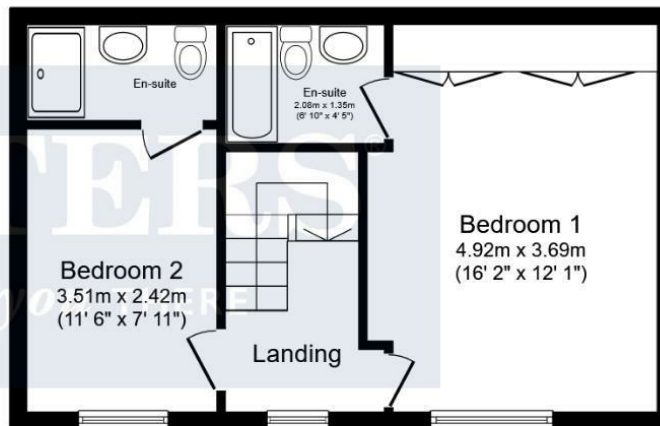


1 Swincliffe Mews, Harrogate, HG1 4FR



Ground Floor

Floor area 40.2 sq.m. (433 sq.ft.)



First Floor

Floor area 55.4 sq.m. (596 sq.ft.)

Total floor area: 95.6 sq.m. (1,029 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Viewings

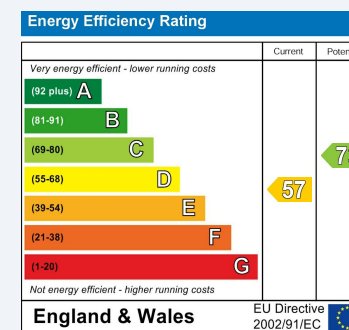
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

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



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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