



**Bewick Grange, Swan Road, Harrogate, North Yorkshire, HG1 2FA**

**£499,950**

Exclusive gated development. Exceptionally desirable location. 2 double bedrooms. Private veranda and communal gardens. Allocated car port space. Over 55s development. No onwards chain.

**Dales & Shires**  
ESTATE AGENTS

## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this immaculate and contemporary 2 double bedroom ground floor apartment with private veranda and direct communal garden access. This exclusive and highly desired gated development is exceptionally well placed, tucked away alongside The Old Swan Hotel, ideal for accessing Harrogate's many central amenities. Features include: underfloor heating, double glazing, quality fixtures, high-end integrated appliances, tasteful décor, generous proportions, high 'B' efficiency rating, secure intercom access and an allocated car-port. We anticipate this property will appeal to a variety of discerning buyers, and we advise an early viewing to appreciate the location, lifestyle, quality and value.

## PROPERTY SUMMARY

The accommodation includes a large, open-plan, central living space, with ample room for seating and dining, along with a well-equipped kitchen with island and breakfast bar. There are two double bedrooms, a large shower room, separate cloakroom/WC and a useful utility/linen store. Externally, the apartment benefits from a private outdoor seating area, with 2 private store cupboards and direct access onto the communal gardens, ideal for fresh air and a morning stroll.

## LOCATION

This exclusive and highly desirable location is most conveniently placed for enjoyment of Harrogate's many central amenities, including shops, bars, restaurants, coffee shops and banks. Valley Gardens is just a couple of minutes away, for pleasant walks, including to The Pinewoods and Harlow Carr. Being tucked away alongside The Old Swan Hotel, and with secure gated/intercom access, this superb development allows residents to feel greater privacy and security, while enjoying the benefits of a central position. Harrogate has often featured as one of the 'best' and 'happiest' places to live in the UK, and is popular with residents, tourists and business visitors. There are excellent transport links via road and rail, along with international flights via nearby Leeds & Bradford Airport.

## DIRECTIONS

Sat Nav location: HG1 2FA.

## GROUND FLOOR

A wide, private entrance door leads into the hallway area, which opens into:

**Lounge** 18' 0" x 12' 4" (5.48m x 3.76m) (to breakfast bar)

Spacious and comfortable seating space, with ample room for a dining table. A large window and glazed sliding door provides access onto the private seating area and beyond to the communal gardens. The lounge is open plan into:

**Kitchen** 12' 1" x 9' 2" (3.68m x 2.79m)

A modern and well-equipped kitchen, featuring an island with breakfast bar, composite work surfaces and a range of high-quality (Neff and Bosch) integrated appliances, including a high level oven, microwave, wipe-clean hob, fridge-freezer and dishwasher.

**Bedroom One** 19' 0" x 9' 7" (5.79m x 2.92m) inc wardrobe area)

Large, king sized bedroom area, plus a double sided walk in wardrobe. Additional sliding door to the shower room, for en-suite use.



## **Shower Room** 9' 7" x 6' 8" (2.92m x 2.03m) max.

Accessible via the hall or main bedroom. A large, stylish and quality shower room with full width walk in shower area.

## **Bedroom Two** 12' 4" x 9' 1" (3.76m x 2.77m)

Double bedroom with fitted wardrobes.

## **Cloakroom/Separate Toilet** 5' 7" x 3' 10" (1.70m x

1.17m)

Ideal for guests and visitors. A spacious separate WC.

## **Utility Store** 7' 9" x 4' 8" (2.36m x 1.42m)

Housing the electrics and modern hot water immersion tank, along with space for a washing machine shelving for linen and storage.

## **PRIVATE SEATING AREA**

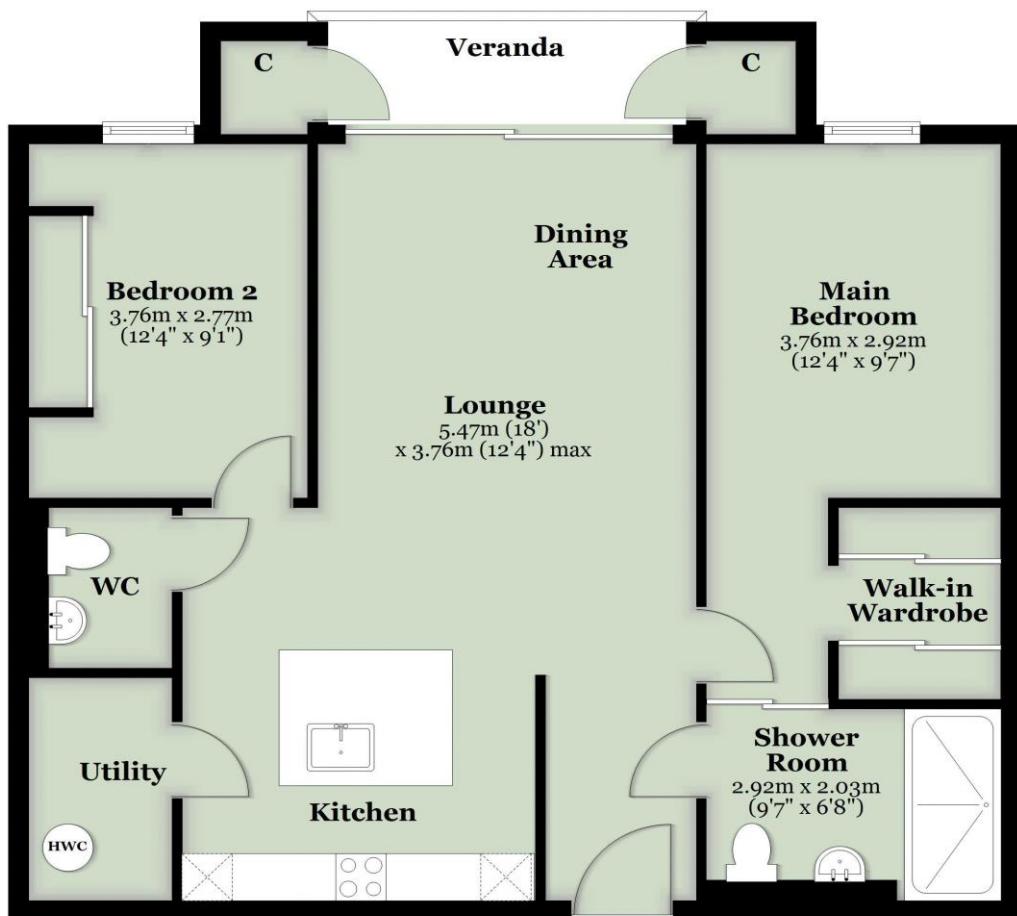
A covered paved patio/veranda, ideal for a morning coffee, al-fresco dining and entertaining. There are also two lockable storage cupboards, ideal for tools and gardening equipment.

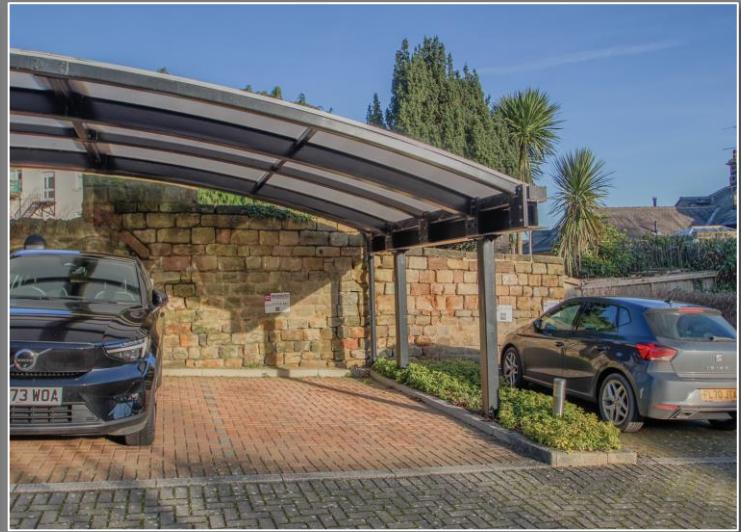
## **CAR PORT**

The apartment benefits from a private, covered parking space within the secure residents' car park. There is also visitor parking.



## **Ground Floor**





## COMMUNAL FACILITIES

The building is accessed via automatic, electric opening double doors, which lead into the impressive lobby and residents' lounge area. Ideal for socialising, relaxing, playing games and meeting visitors. There is also a communal kitchen area, for basic food and drinks preparation. The inner hallways are wide and allow step-free access. Surrounding the building are attractively maintained gardens, with lawns, pathways, seating areas and flower beds.

## AGENT'S NOTES

The property is held on a long lease, with an annual ground rent of £250. There is a service charge payable (currently £400pm), to cover building maintenance, grounds maintenance, intercoms/access security, buildings insurance, window cleaning and upkeep of the communal areas. We are the exclusive selling agent for this property. Viewings are by appointment only. To book a viewing, to ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email.

**Tenure:** Leasehold.

**Council Tax Band:** D.

These details were prepared / amended on: 05/01/2026

### AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
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6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

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## PROPERTY TO SELL?

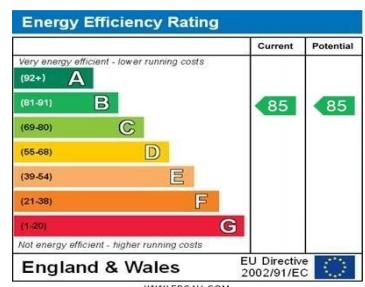
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Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

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## Viewing / Offer Process:

Viewings are by appointment only. All viewing requests, offers or negotiations must be made directly to Dales & Shires.



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