

**4 SWINCLIFFE MEWS
DEVONSHIRE LANE
HARROGATE, HG1 4FR**



**NICHOLLS
TYREMAN**

4 SWINCLIFFE MEWS | DEVONSHIRE LANE | HARROGATE | HG1 4FR

A beautifully presented stone built mews property forming part of this fabulous development of similar properties accessed via a private driveway to a communal courtyard with allocated parking

Entrance Hall | Living/Dining/Kitchen | Utility/wc

Two Bedrooms | En-suite Shower Room | House Bathroom

Block Paved Courtyard | Parking Space

Council Tax: B | Energy Rating: D | Tenure: Freehold | Estate Charge: Approximately £600 per annum

£360,000





The development, completed in 2024, is located in this quiet part of Harrogate close to The Stray, with the town centre a short distance away.

The property has the benefit of the remainder of a building warranty, offers extreme privacy with high quality fixtures and fittings throughout and comprises: A private side pathway leading to the entrance hall with ground floor cloakroom/utility room and useful storage cupboard, large open plan living/dining/kitchen with bi-fold doors leading onto a private, enclosed block paved courtyard. The kitchen has a range of integrated appliances, wall mounted cupboards, base units and drawers.

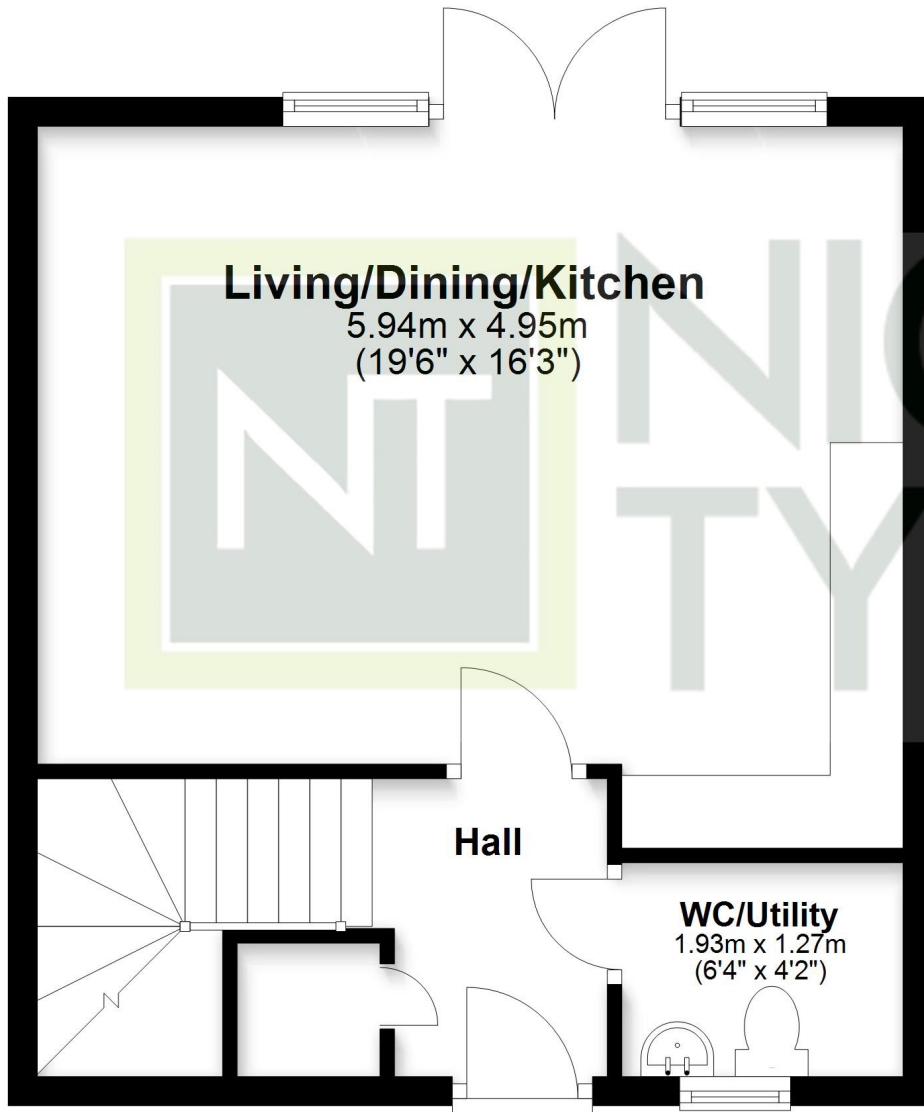
To the first floor are two double bedrooms both having a wealth of exposed beams with the principal bedroom having an en-suite shower room and a separate house bathroom.

To the front of the property is an allocated parking space for one vehicle.

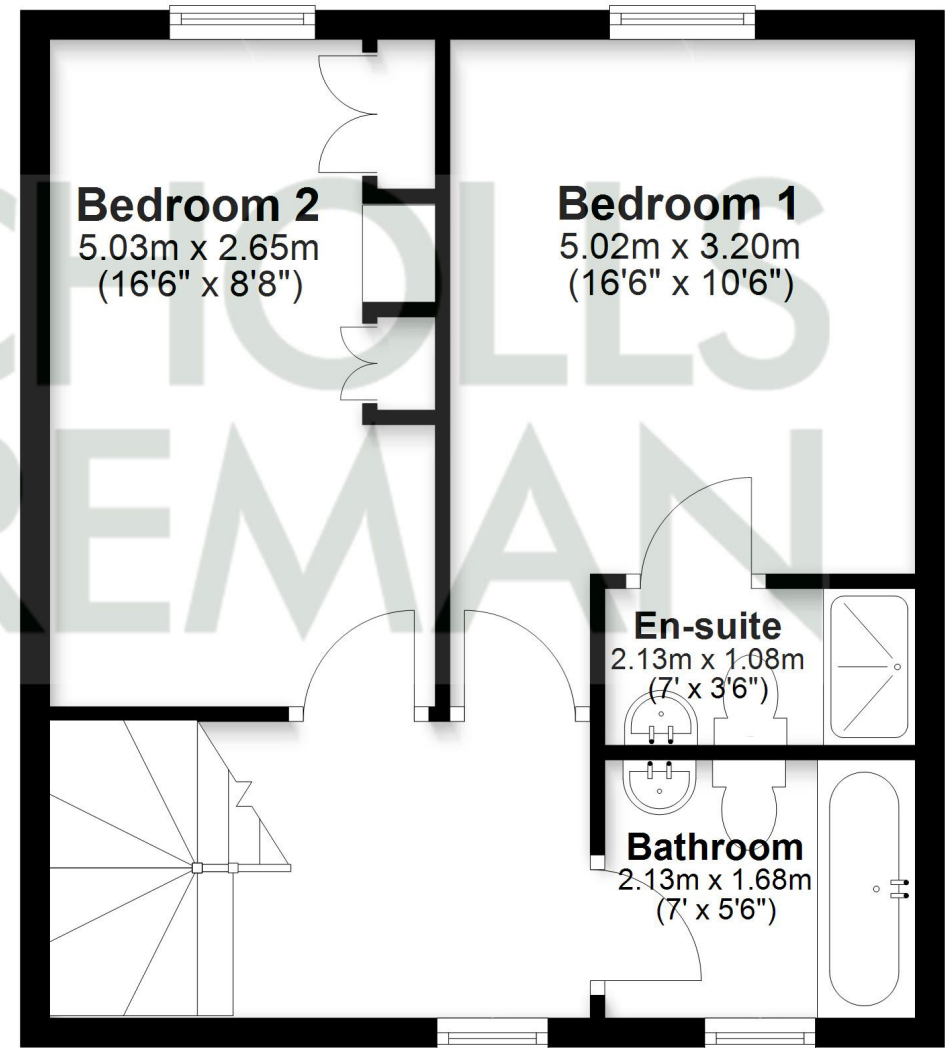
To the rear of the property is a good sized, enclosed, block paved courtyard with timber boundary fencing.



Ground Floor



First Floor



This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



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Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSTYREMAN.COM

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.