

80 SWARCLIFFE ROAD
HARROGATE
HG1 4QX



NICHOLLS
TYREMAN

80 SWARCLIFFE ROAD | HARROGATE | HG1 4QX

A neatly presented mid-terrace house on Swarcliffe Road, offering well proportioned accommodation over three floors together with the added benefit of off-street parking and a garage to the rear.

Entrance Hall | Living Room | Dining Room | Kitchen

Three Bedrooms | Bathroom

Garden | Garage | Parking

Council Tax: B | Energy Rating: C | Tenure: Freehold

£260,000





The ground floor has an entrance hall with stairs leading to the first floor, a bay fronted living room to the front and a generous dining room to the rear, with the kitchen set off the dining room.

The first floor provides two bedrooms and a family bathroom. A further double bedroom on the second floor, also well suited for use as a study or home office, completes the internal accommodation and benefits from a dormer window and access to the eaves.

Outside, the property has off-street parking at the rear and a garage, a practical advantage on this popular residential street.

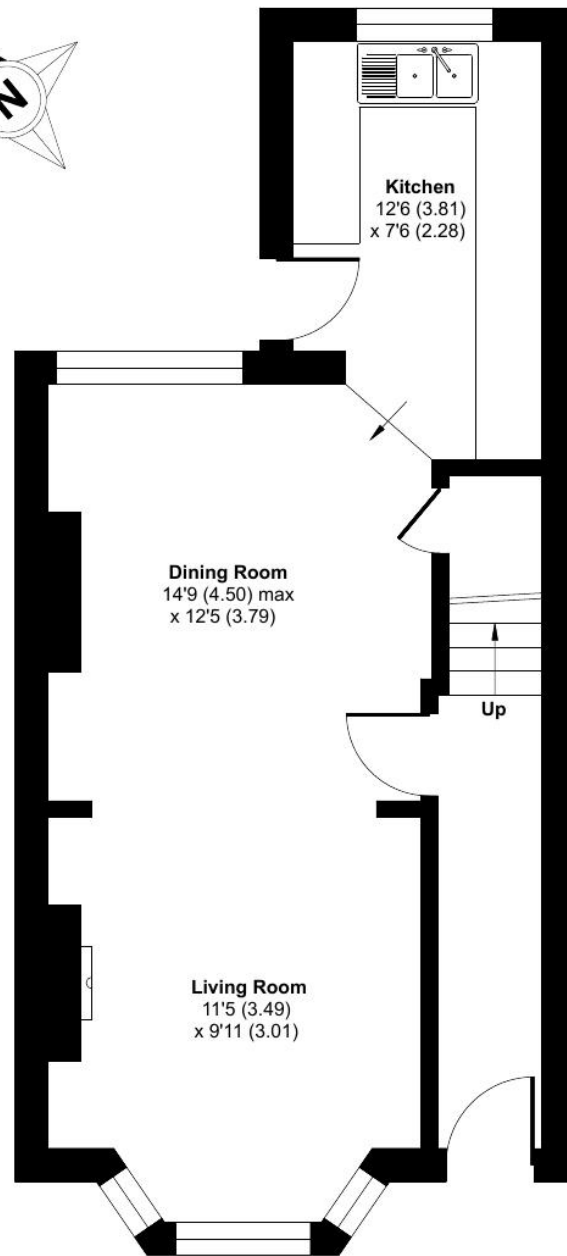
Swarcliffe Road occupies a convenient position between High Harrogate and Starbeck, with Starbeck station close at hand for services to Harrogate, Knaresborough, York and Leeds. Local shops, bus routes and schools are nearby, and Harrogate town centre is only a short distance away.



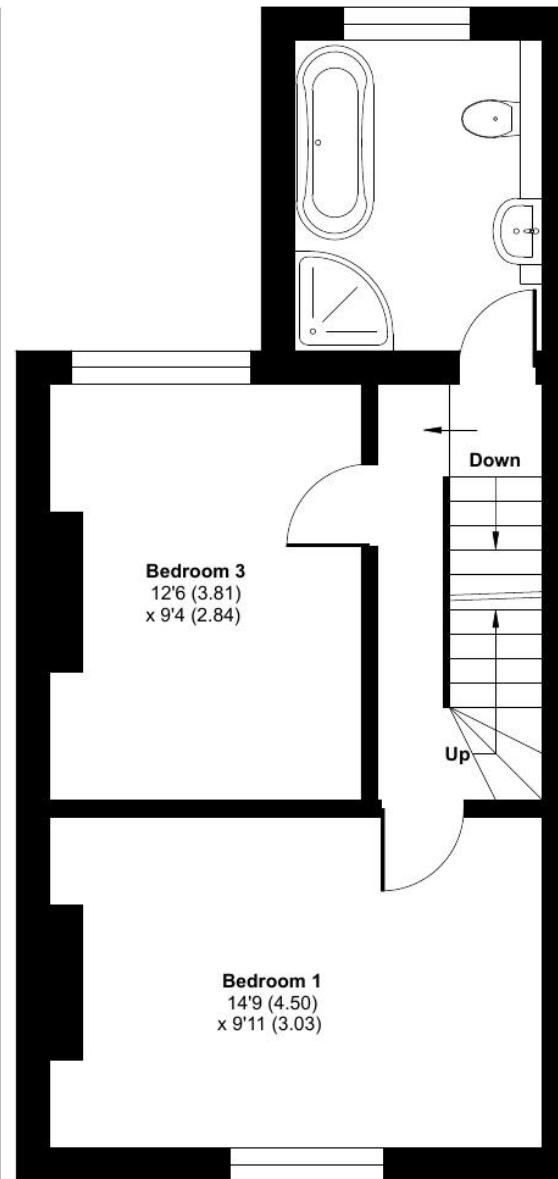
Swarcliffe Road, Harrogate, HG1

Approximate Area = 1012 sq ft / 94 sq m

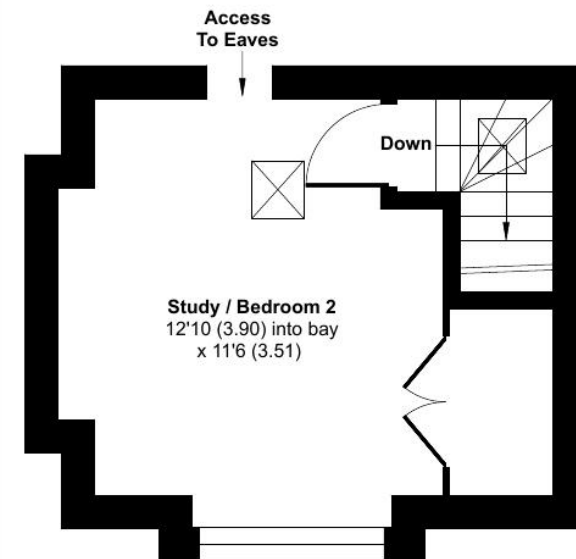
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





9 Albert Street, Harrogate
North Yorkshire HG1 1JX
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.