



3 Swan Court York Road, Harrogate

£570,000



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious three bedroom first floor apartment, forming part of this attractive purpose-built development and enjoying a delightful position on York Road, adjacent to the grounds of the famous Old Swan Hotel and within easy walking distance of Harrogate town centre and the Valley Gardens. The well presented property benefits from a private balcony, lift access, garage, and stands within attractive, well maintained communal gardens. The versatile accommodation includes a dining hall, spacious sitting room, a dining- kitchen, three good sized bedrooms, en suite and bathroom, making it ideal for a range of purchasers. Offered for sale with no onward chain.

OUTSIDE

The property has access to a private balcony providing an outdoor sitting area. The building stands within attractive and well maintained communal gardens.

There is residents parking together with a garage.

Council Tax band: F

Tenure: Leasehold



FIRST FLOOR

A lift and staircase provide access to the second floor.

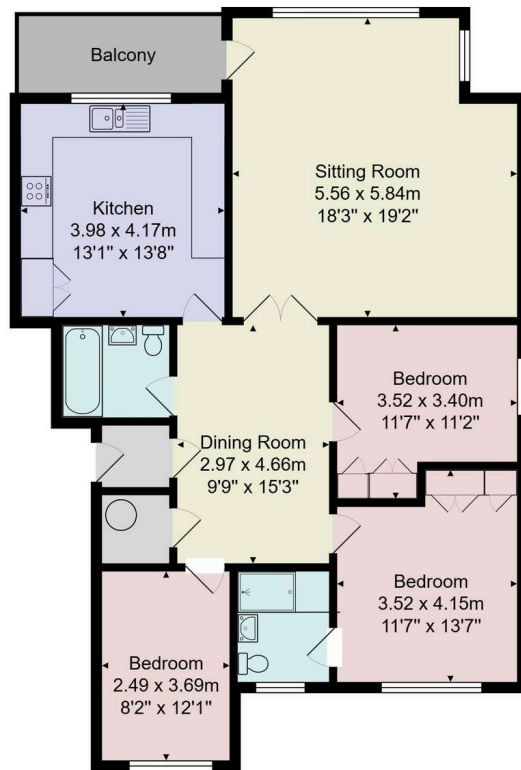
The apartment opens into a welcoming reception hall with space for dining area and leading through to a spacious sitting room with fireplace and access to the private balcony.

The kitchen provide a further dining area and is fitted with modern units with integrated appliances including gas hob, double oven, fridge freezer and dishwasher.

There are three good sized bedrooms, including a principal double bedroom with fitted wardrobes and en suite shower room fitted with WC, washbasin set within a vanity unit and shower.

The remaining accommodation is served by a modern bathroom fitted with WC, washbasin and bath with shower above.





Total Area: 116.3 m² ... 1252 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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