



10 Swarcliffe Road, Harrogate, North Yorkshire, HG1 4QX

£285,000

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A spacious three-bedroom mid-terrace home with a particularly generous rear garden, situated in a highly convenient location close to Starbeck railway station and a wide range of local amenities.

This well-presented property offers generous and flexible accommodation arranged over three floors and is ideally positioned for buyers seeking excellent transport links and everyday convenience. The property is well served by the varied amenities along Knaresborough Road and in Starbeck, and is within just a few minutes' walk of Starbeck railway station, providing easy access to Harrogate, Knaresborough and beyond.

A particular feature of the home is the superb extended ground-floor living space and the large rear garden, making it ideal for both family living and entertaining.





GROUND FLOOR

The spacious ground-floor accommodation comprises a sitting room with bay window to the front, providing a comfortable reception space. To the rear, there is a superb open-plan kitchen and dining area with vaulted ceiling and glazed doors leading directly onto the garden, creating a bright and sociable living space. The kitchen comprises a range of stylish fitted units with space for appliances.

FIRST FLOOR

On the first floor there is a landing with fitted storage cupboards, together with two good-sized double bedrooms. The bedrooms are served by a modern bathroom comprising WC, washbasin, and bath with shower above.

SECOND FLOOR

The second floor provides a third double bedroom, which benefits from access to eaves storage space and a large storage cupboard, making it an excellent principal bedroom or guest suite.

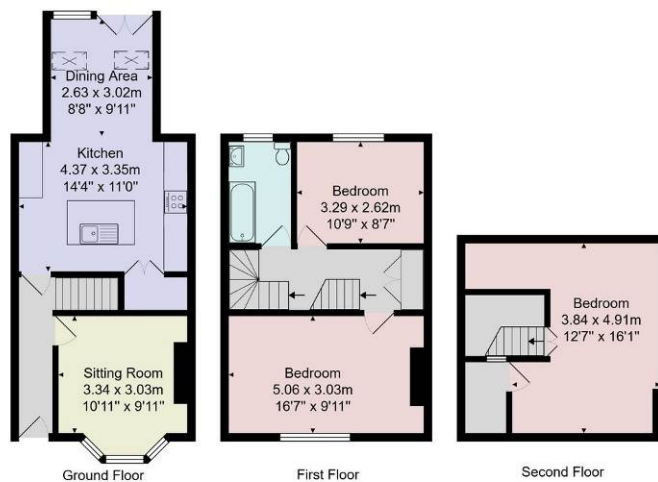
OUTSIDE

A particular feature of the property is the generous rear garden, which is laid mainly to lawn with sitting areas, providing an excellent sunny outdoor space ideal for relaxing and entertaining.

Tenure - Freehold

Council Tax Band - B





Total Area: 105.2 m² ... 1132 ft²
 All measurements are approximate and for display purposes only.
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Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| WWW.EPC4U.COM | | |