FLAT 3
27-29 SWAN ROAD
HARROGATE, HG1 2SB

NICHOLLS TYREMAN

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A fabulous opportunity to purchase this stunning first and second floor duplex apartment, situated within this envious location within the heart of the Harrogate town centre, within easy walking distance of the Valley Gardens

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Entrance Hall | Living/Dining/Kitchen | Cloakroom with wc | Utility Cupboard

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Three Bedrooms | En-suite Shower Room | House Bathroom

Communal Garden | Allocated Parking Space

Council Tax: E | Energy Rating: TBC | Tenure: Leasehold

£425,000

The apartment forms part of this extremely beautiful, stone built Edwardian building and has the benefit of central heating and high ceilings.

The light and airy accommodation is approached via a walkway to the main front door, leading to a communal hallway with beautiful tiled flooring and original staircase to the first floor.

The apartment comprises: Entrance hall, separate cloakroom with wc, large open plan living/dining/kitchen, the kitchen area having an island unit and integrated appliances including dishwasher, fridge, freezer, oven, gas hob with extractor and circular sink unit. The living and kitchen areas have tall windows with extremely pleasant outlooks towards the Old Swan Hotel and the living area has a fireplace. There is a first floor bedroom with a small utility cupboard and a separate bathroom.

To the second floor there are two further bedrooms, an en-suite shower room and a small landing area with connecting door to the communal staircase.

To the front of the property are beautifully kept lawned gardens and to the side of the property is a private road leading to private car park with electric security gates, where there is allocated parking for one car.

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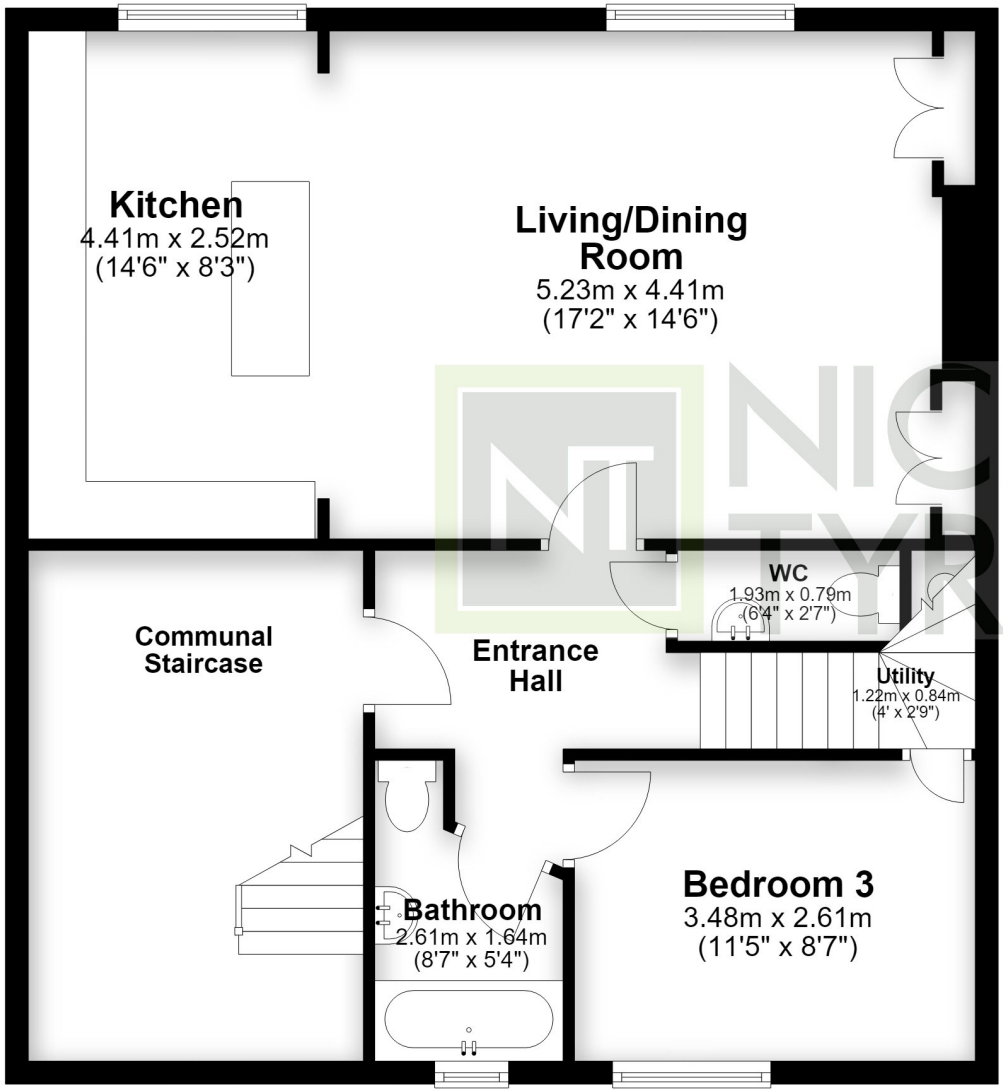
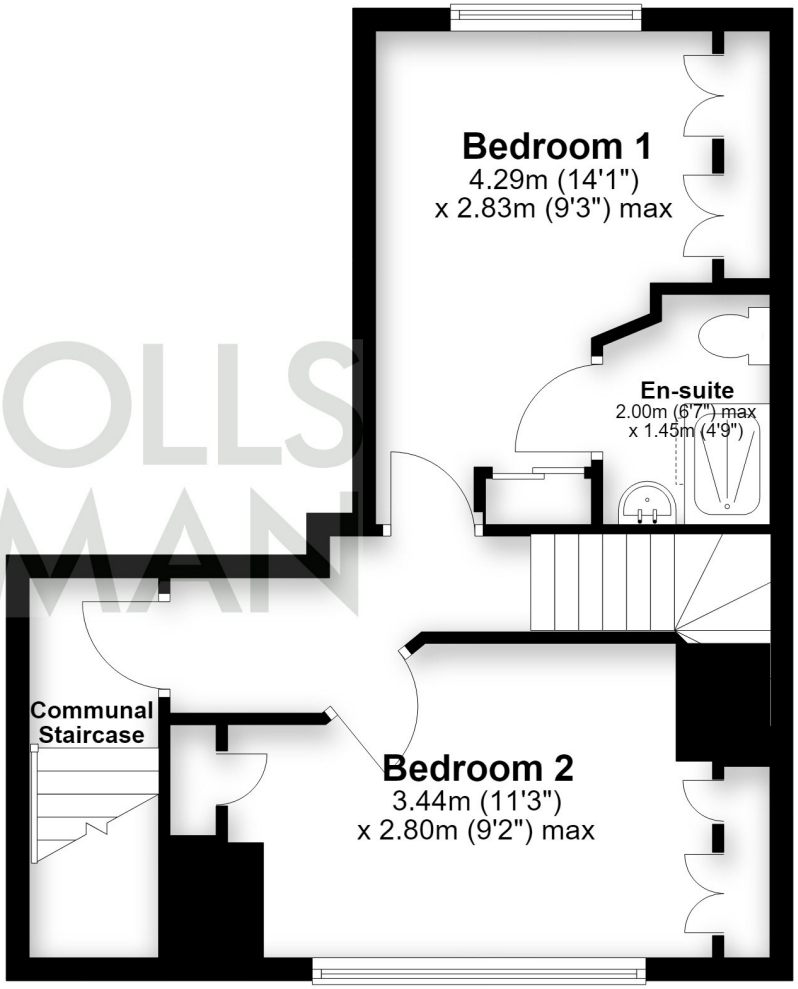
First Floor



Second Floor



Total area: approx. 93.6 sq. metres (1007.9 sq. feet)

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

9 Albert Street, Harrogate
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Sales: 01423 503076 Lettings: 01423 530744

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