



## Swinsty Close, Harrogate, North Yorkshire, HG3 2FL

- 25% shared ownership
- Well-proportioned accommodation
- Rear lounge with garden access
- Modern family bathroom
- Enclosed rear garden with side access
- Two-bedroom semi-detached home
- Modern front-facing kitchen
- Two double bedrooms
- Driveway with off-street parking

**Asking Price £73,750**



# Swinsty Close, Harrogate, North Yorkshire, HG3 2FL

## DESCRIPTION

25% SHARED OWNERSHIP. Located on the cul-de-sac of Swinsty Close, this two-bedroom semi-detached 25% shared ownership home offers well-proportioned accommodation throughout. Well presented, the property briefly comprises an entrance hallway leading to a modern front-facing kitchen, with the lounge to the rear providing access to the rear garden. There is also a separate WC on the ground floor, along with ample storage.

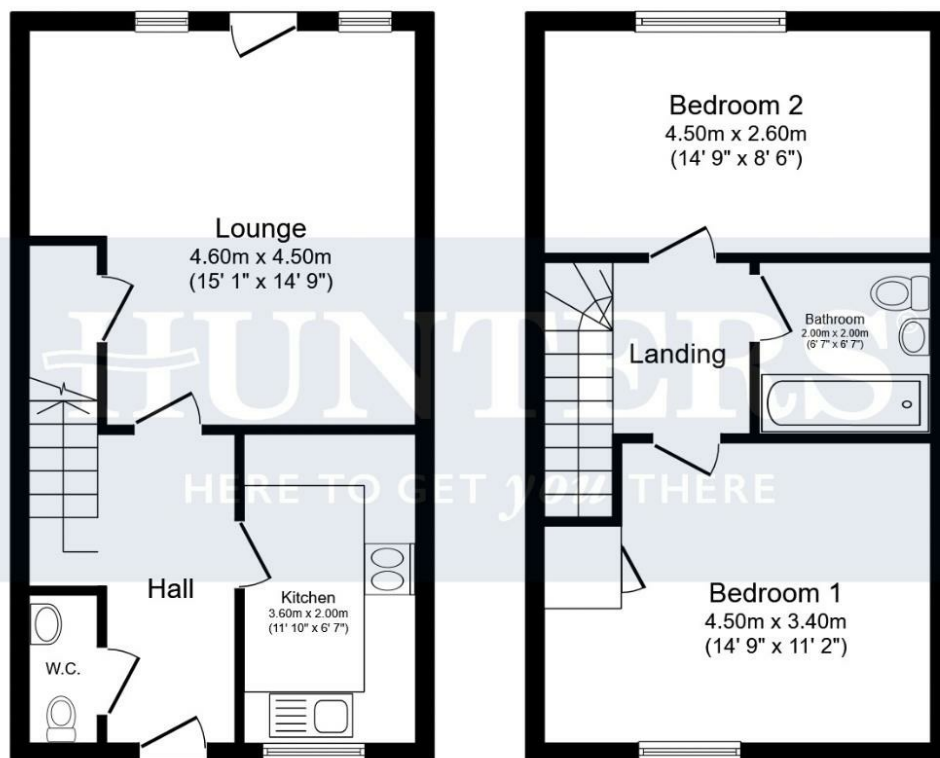
To the first floor are two double bedrooms and a modern family bathroom.

To the front is a driveway providing off-street parking, while the rear features an enclosed garden with side access. There is also further off-street parking available along the street.

Located within the sought-after Killinghall development, the property is conveniently situated close to local amenities, transport links and local schools. Built in 2020 the property is presented to a high standard throughout and offers well-maintained accommodation in a convenient location. An early viewing is highly recommended.







**Ground Floor**

**First Floor**

Total floor area 74.7 sq.m. (804 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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