



**87 Swarcliffe Road, Harrogate, North Yorkshire, HG1 4QY**

**£290,000**

## 87 Swarcliffe Road, Harrogate, North Yorkshire, HG1 4QY

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A very well-presented three-bedroom semi-detached property with extended living space and attractive garden, in this convenient location well served by local amenities.

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This beautifully presented property has been extended and has a stunning open-plan kitchen and living area, together with a separate sitting room and downstairs WC / utility. Upstairs, there are three bedrooms and a modern bathroom. A drive provides parking to the front of the property, and to the rear there is an attractive garden with lawn and single garage.

The property is located within this popular residential area, well served by excellent local amenities, and is conveniently situated between Harrogate and Knaresborough.





## GROUND FLOOR

### SITTING ROOM

A reception room with bay window to front.

### LIVING KITCHEN

With a dining area. The kitchen comprises a range of fitted wall and base units with electric hob, oven, integrated dishwasher and fridge / freezer. Open plan to a further sitting area with glazed bi-folding doors overlooking the garden.

### UTILITY / WC

With WC and washbasin. Space and plumbing for a washing machine.

## FIRST FLOOR

### BEDROOM 1

A double bedroom with bay window to front and fitted wardrobes.

### BEDROOM 2

A double bedroom with fitted wardrobe.

### BEDROOM 3

A further bedroom.

### BATHROOM

A modern white suite comprising WC, washbasin set atop a vanity unit, and bath with shower above. Heated towel rail.

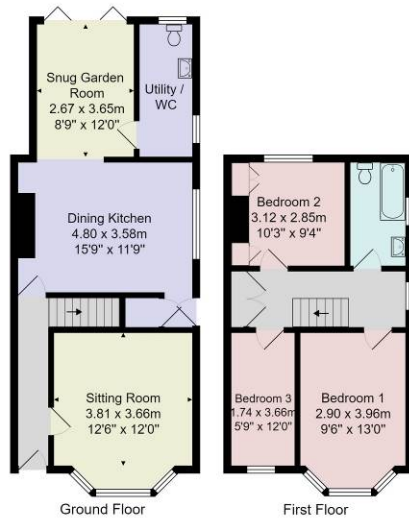
### OUTSIDE

A drive provides parking. There is a single garage. To the rear of the property there is an attractive garden with lawn, patio and shed.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 99.0 m<sup>2</sup> ... 1066 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

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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			
		71	86
England & Wales		EU Directive 2002/91/EC	
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