



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

**£275,000**



## 84 Swarcliffe Road, Harrogate, North Yorkshire, HG1 4QX

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A very well-presented three-bedroom middle-of-terrace property with garden and off- road parking, situated in this convenient location.

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This impressive property provides generous accommodation comprising two reception rooms, a modern kitchen, three double bedrooms and a newly fitted modern bathroom. The property occupies a generous plot and has an attractive decked garden, together with additional garden to the rear, which provides off-street parking and has potential to be used as additional garden space if required.

This excellent family home is located within a popular residential area, well served by excellent local amenities and is conveniently situated between Harrogate and Knaresborough, with Starbeck railway station being within easy walking distance.





## GROUND FLOOR ENTRANCE HALL

### SITTING ROOM

A spacious reception room with multi-fuel stove. Open plan to –

### DINING ROOM

A further reception room with under-stairs cupboard.

### KITCHEN

With a range of modern fitted units and space for appliances. Window overlooking the garden and door to side.



## FIRST FLOOR

### BEDROOMS

There are two double bedrooms on the first floor.

### BATHROOM

A modern white suite with WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail. Fitted cupboard housing the modern combination boiler.

## SECOND FLOOR

### BEDROOM

There is a further double bedroom on the second floor with eaves storage and large fitted cupboard.



## OUTSIDE

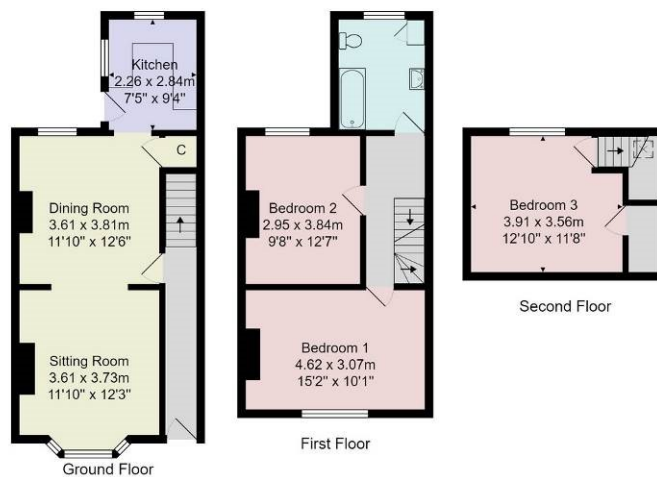
There is an enclosed garden with decked sitting areas. Further garden area beyond providing off-road parking or potential additional garden space.

**Tenure** - Freehold

**Council Tax Band** - B







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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <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>		
	(1-10) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	