



1 Swarcliffe Road, Harrogate, North Yorkshire, HG1 4QZ

£339,950

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A very spacious and modern four-bedroom townhouse situated in this convenient location just off Knaresborough Road.

This impressive property provides generous and flexible accommodation arranged over three floors. In total, there are four bedrooms, two of which have en-suite shower rooms. Together with a modern fitted kitchen and large sitting room. There is also a downstairs WC, bathroom and utility room. Attractive garden to the front and a driveway that provides parking, whilst to the rear there is a further enclosed garden and patio.

The property is situated in this convenient location just off Knaresborough Road, well served by excellent local amenities within walking distance which include shops, schools and railway station and is convenient for access to both Harrogate and Knaresborough town centres.





GROUND FLOOR ENTRANCE HALL

BEDROOM 3

A double bedroom or potential additional reception room with en-suite.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower (shower not currently functioning).

CLOAKROOM

With WC and washbasin.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine.

FIRST FLOOR

SITTING ROOM

A spacious reception room with fireplace and living-flame gas fire.

DINING ROOM / BEDROOM 4

A further double bedroom or reception room.

KITCHEN

With a range of fitted units with worktop and breakfast bar. Gas hob, integrated oven and space for appliances.

SECOND FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and en-suite

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin and shower.

BEDROOM 2

A large double bedroom.

BATHROOM

A white suite with WC, washbasin and bath.

OUTSIDE

There is a large front garden with lawn as well as a driveway providing parking and access to the single garage. To the rear of the property there is enclosed garden with lawn and patio.

Tenure - Freehold

Council Tax Band - E



Ground Floor



First Floor



Second Floor

Total Area: 143.4 m² ... 1544 ft²

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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