



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

**£325,000**



### 3 Swarcliffe Road, Harrogate, North Yorkshire, HG1 4QZ

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A very well-presented and spacious three-bedroom end-of-terrace town house with three bathrooms, occupying a great plot in this popular development, with the benefit of an attractive garden to the rear.

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This super family home offers extensive, spacious and well-appointed accommodation, with gas central heating and double glazing, over three floors, ideal for family occupancy.

Swarcliffe Road forms part of a popular residential development, well served by the local shops and services of Knaresborough Road, whilst being within walking distance of Harrogate town centre and Starbeck railway station. The development also has a central play park area.





## **GROUND FLOOR**

### **ENTRANCE HALL**

Central heating radiator.

### **BEDROOM 3 / PLAYROOM**

A double bedroom with window to rear and glazed doors leading to the garden. Central heating radiator and storage cupboard.

### **BATHROOM**

With low-flush WC and washbasin. Central heating radiator.

## **FIRST FLOOR**

### **SITTING / DINING ROOM**

A spacious reception room with windows to front and two central heating radiators. Living-flame gas fire with attractive surround.

### **KITCHEN**

With a range of bespoke wall and base units with granite worktops. Five-ring gas hob with extractor hood above, integrated electric oven and microwave, fridge and freezer, and plumbing for dishwasher and washing machine. Breakfast bar, central heating radiators and windows to rear.

### **STUDY**

Window to rear with central heating radiator.

## **SECOND FLOOR**

### **LANDING**

With fitted airing cupboard and access to a part-boarded loft space.

### **BEDROOM 1**

A double bedroom with window to front, central heating radiator.

### **EN-SUITE SHOWER ROOM**

Low-flush WC, washbasin and shower cubicle. Central heating radiator.

### **BEDROOM 2**

A further bedroom with windows to rear and central heating radiators.

### **BATHROOM**

Compromising low-flush WC, washbasin with storage unit and bath with overhead shower. Central heating towel radiator and window to side.

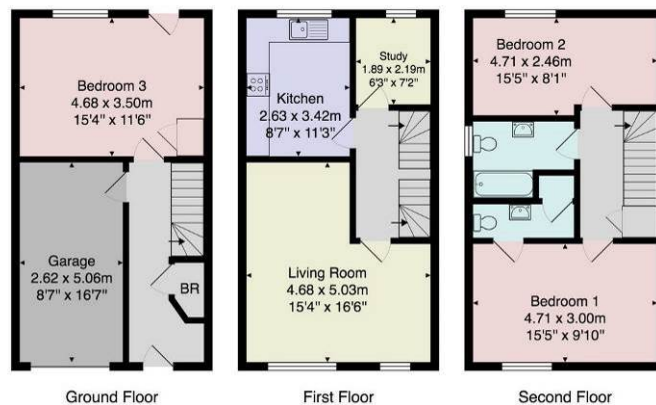
## **OUTSIDE**

Driveway providing off-street parking which leads to an integral single garage with power and light. To the rear is a good-sized, attractive Astro-turfed lawned garden with paved sitting area and timber borders for plants and vegetables.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 122.4 m<sup>2</sup> ... 1318 ft<sup>2</sup>

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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