



SWAN ROAD, HARROGATE

OFFERS OVER £1,000,000





# An exquisite Grade II listed townhouse in a central Harrogate setting.

This fine period property is part of a Grade II Listed terrace, built by the renowned local developer George Dawson in the late 1800s. The property is arranged across four levels and includes various characterful details, including high ceilings and large sash windows, alongside elegant modern styling and fittings.

The property is located less than half a mile from the centre of the historic and popular spa town of Harrogate. The town boasts a wealth of fine Georgian and Victorian architecture, and has excellent shopping, leisure and cultural facilities, plus several supermarkets. Also, within striking distance to Valley Gardens and a short walk away from RHS Harlow Carr Gardens.

There is also a choice of superb schools – both state and independent – including the outstanding-rated Harrogate Grammar School and the independent Harrogate Ladies' College.



Tenure  
Freehold

Local Authority  
North Yorkshire

Council Tax Band  
Band F

EPC Rating  
D



# Property Description

Entering on the first floor, there are two delightful reception rooms including the sitting room with large bay window, wooden flooring, cast-iron fireplace and ornate ceiling rose, to the rear of the property there is an attractive study with bespoke design and shelving from Clarity Arts. The lower level is home to the kitchen that features traditional all-wood units with black granite tops, and a central Island with Batterie De Cuisine offering additional space for enjoying breakfast. The dining room has a great amount of storage including a larder, as well as an impressive open fireplace.

Each upper level has a two double bedrooms, with all four sharing similar proportions and featuring fitted storage. The second floor has a shower room with dual washbasins and a large walk-in shower, while the third floor has a family bathroom with a bathtub and a separate shower unit.



# Outside

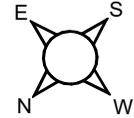
To the front of the property there is a paved pathway leading to the entrance and well maintained, beautifully planted, garden area. Steps lead to a sunken courtyard, benefiting from a sunny southerly aspect with double doors providing access to the lower-level dining room and kitchen. To the rear there is a low-maintenance patio garden with space for al fresco dining, while at the end of the garden there is a double garage with an electric car charger, which is accessed via a driveway to the side of the neighbouring property.

# Services

We are informed that the property is connected to mains water, electricity, and drainage. Gas central heating is installed.



Swan Road, Harrogate  
Internal area 2,513 sq ft (234 sq m)



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

**PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs dated September 2024.

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