



TOTAL FLOOR AREA: 811 sq. ft. (75.4 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**7 Swarcliffe Road
 Harrogate
 £900 PCM**

9 Albert Street, Harrogate
 North Yorkshire HG1 1JX
 Sales: 01423 503076
 Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

An immaculately presented two bedroom town house situated in a quiet residential location, close to local shops, schools and Starbeck rail link for commuting to Leeds and York.

The property benefits from gas central heating and double glazing and briefly comprises: Entrance hall, cloakroom, superb open plan living/dining/kitchen with a range of wall mounted cupboards, base units and drawers, integrated oven, gas hob with extractor canopy, integrated fridge/freezer, microwave, dishwasher and washing machine, two double bedrooms and house bathroom with panelled bath with shower over, wash hand basin, low flush wc.

To the rear of the property is an enclosed garden with timber boundary fencing, ideal for entertaining with decked area, patio and lawn. There is also a timber garden shed and hand gate leading to the driveway providing parking for two vehicles.

2 Bedrooms

1 Reception Room

1 Bathroom

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DIRECTIONS - HG1 4QZ

COUNCIL TAX

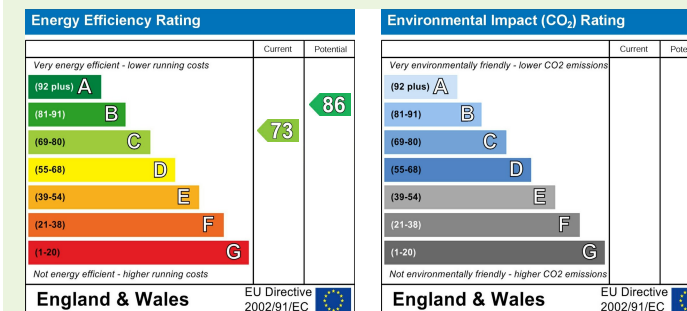
The property has been placed in band C.

TENURE

The tenure of the property is



EPC RATING:



APPROXIMATE DISTANCES

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles