



Swarcliffe Road, Harrogate, HG1 4QZ

- Three double bedroom semi detached house
- Ideal for families or those needing extra space
- Separate lounge
- Driveway for off road parking
- Early viewing highly recommended
- Main bedroom includes a private en suite bathroom
- Spacious open plan kitchen diner
- Private rear garden
- Situated in a desirable residential area of Harrogate
- Council Tax Band TBC

Guide Price £335,000



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DESCRIPTION

Located on Swarcliffe Road in Harrogate, this semi detached house offers a perfect blend of comfort and modern living. With three generously sized double bedrooms, including a main bedroom complete with an en suite bathroom, this property is ideal for families or those seeking extra space.

The heart of the home is the open plan kitchen diner, which provides a welcoming atmosphere for both cooking and entertaining. This area is designed to be both functional and stylish, making it a wonderful space for family gatherings or casual meals with friends. In addition, the separate lounge offers a cosy retreat, perfect for relaxing after a long day.

Outside, the property boasts a private rear garden, providing a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. The driveway allows for off-road parking, ensuring convenience and ease for you and your guests.

EPC

Energy rating D

This property produces 6.0 tonnes of CO₂

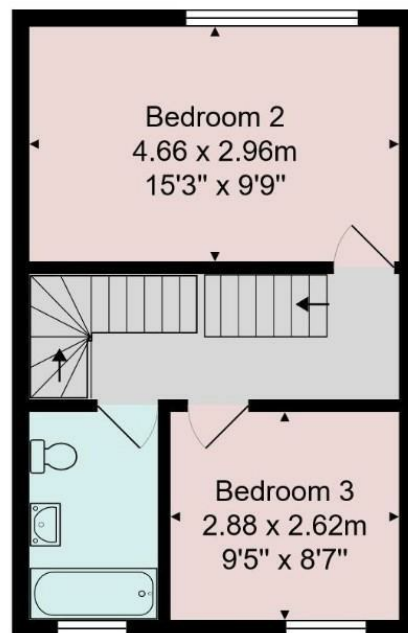
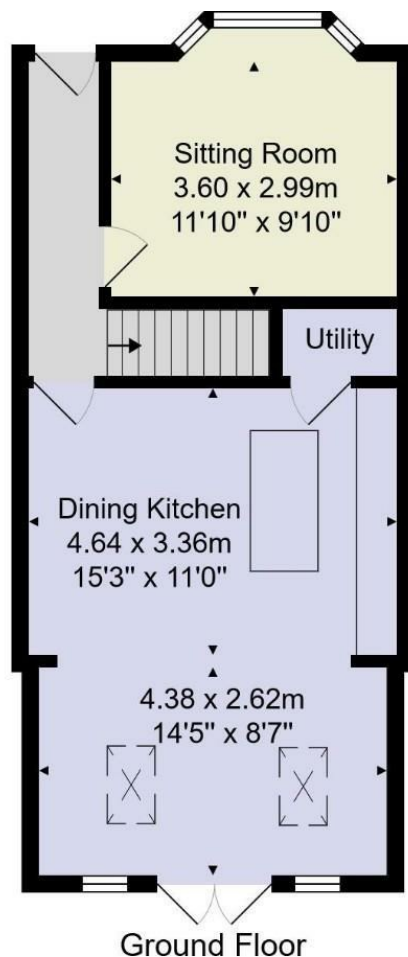
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: TBC







Total Area: 104.3 m² ... 1123 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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Viewings

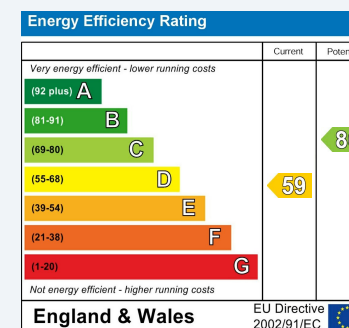
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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