



## Swinburne Close, Harrogate, HG1 3LX

- Four bedroom spacious family home
- Private garden to the rear
- Open plan lounge and diner
- Downstairs WC
- Early viewing highly recommended
- Driveway for off road parking and a garage
- Quiet cul-de-sac location
- Separate utility room for convenience
- Close to local amenities and primary school
- Council Tax Band E

**Guide Price £400,000**



# Swinburne Close, Harrogate, HG1 3LX

## DESCRIPTION

Nestled in the sought-after cul-de-sac of Swinburne Close, this charming detached house presents an excellent opportunity for families seeking a comfortable and modern home. Boasting four well-proportioned bedrooms, including three spacious doubles and a single, this property is ideal for both relaxation and entertaining.

The heart of the home features an open plan lounge and dining area, creating a bright and inviting space for family gatherings and social occasions. The separate utility room adds practicality, ensuring that daily chores are easily managed.

The property is conveniently located near a range of local amenities, including the highly regarded Richard Taylor Primary School, making it an excellent choice for families with children.

Outside, the private rear garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting barbecues with friends. A delightful conservatory extends from the house, providing additional living space that can be enjoyed year-round. There is also a driveway for off road parking for two vehicles and a garage for extra storage.

This home combines modern living with a peaceful setting, making it a must-see for anyone looking to settle in the beautiful town of Harrogate. With its blend of comfort, convenience, and style, this property is sure to attract interest. Don't miss the chance to make it your own.



EPC

Energy rating C

This property produces 3.5 tonnes of CO2

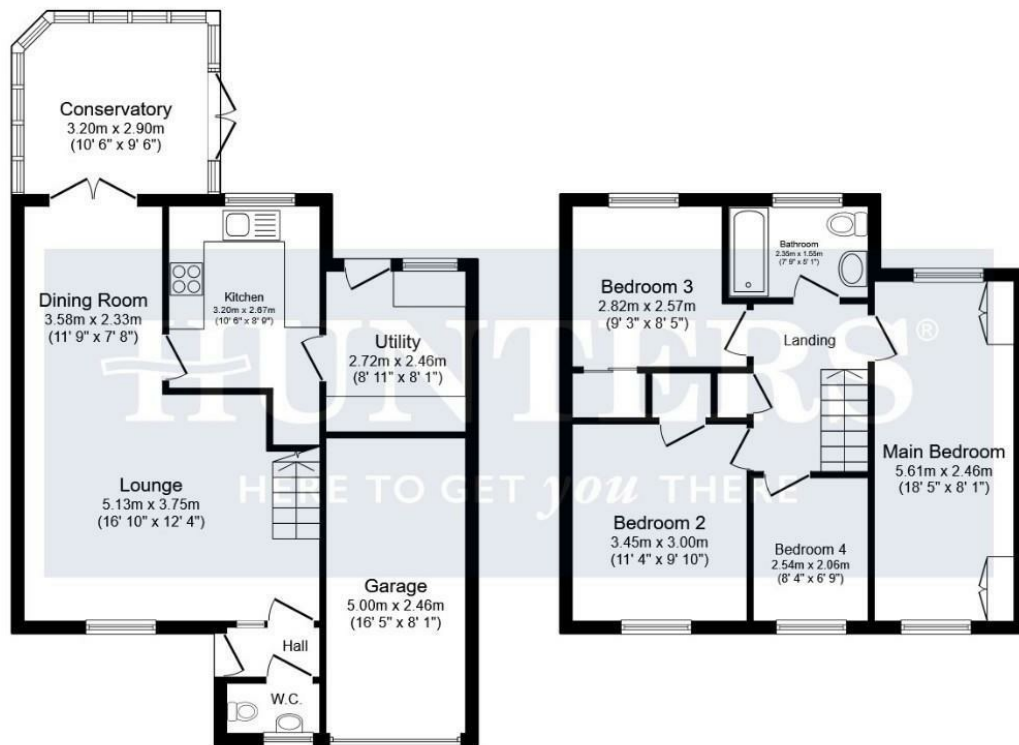
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: E



20, Swinburne Close, Harrogate, HG1 3LX, GB



**Ground Floor**  
Floor area 67.7 sq.m. (729 sq.ft.)

**First Floor**  
Floor area 51.0 sq.m. (549 sq.ft.)

Total floor area: 118.6 sq.m. (1,277 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



### Viewings

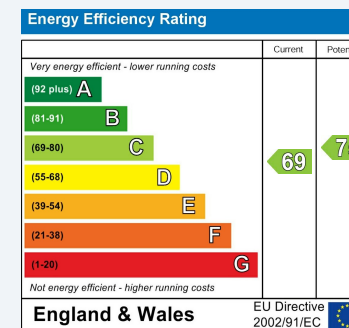
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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