



Swarcliffe Road, Harrogate HG1 4QZ

welcome to

Swarcliffe Road, Harrogate

Offered with NO ONWARD CHAIN - Three Bedroom Semi-detached home over three floors. Gated Driveway & garage. Generous rear garden. Popular residential area. Internal viewing is a must!



Auctioneer's Comments

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Swarcliffe Road

Offered to the market with no onward chain, this three-bedroom semi-detached home presents an excellent opportunity for buyers seeking a property with considerable scope for modernisation and further enhancement. Ideally situated in a popular residential location, the property is conveniently placed for a range of local amenities, well-regarded schools and excellent transport links.

The accommodation briefly comprises a spacious bay-fronted living room, a versatile second reception room opening through to a bright conservatory overlooking the rear garden, and a fitted kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and the house bathroom, while the second floor provides a further bedroom.

Externally, the property enjoys a lawned front garden, a gated driveway providing off-street parking and access to a detached garage, offering useful storage space. A particular highlight of the home is the generous rear garden, which is predominantly laid to lawn and enhanced by mature trees, shrubs and established hedge boundaries, creating a private and attractive outdoor space. Internal viewing is highly recommended to fully appreciate the potential this property has to offer.

Ground Floor Lounge

A bright and generously proportioned reception room, featuring a large bay window that floods the space with natural light and creates an inviting setting for everyday living and entertaining. A feature fireplace provides an attractive focal point, while an open archway leads through to the entrance hallway with stairs rising to the first floor, enhancing the sense of space and flow throughout the home.

Dining Room

A versatile second reception room offering additional living or dining space, featuring a fitted fireplace that creates an attractive focal point. The room benefits from a radiator and a door providing convenient access to the side of the property, while an open-plan layout leads seamlessly through to the conservatory.

Conservatory

A bright conservatory enjoying pleasant views over the rear garden, creating an ideal space to relax and enjoy the surrounding greenery throughout the seasons. Benefiting from a glazed roof and full-height windows, the room is flooded with natural light and provides direct access to the garden via sliding patio doors.

Kitchen

A galley-style kitchen fitted with a range of wall and base units providing useful storage, complemented by ample work surface space and an inset sink positioned beneath a window. The kitchen benefits from space for appliances and offers practical functionality for everyday use, whilst presenting an excellent opportunity for modernisation and personalisation to suit individual tastes and requirements.

First Floor Landing

A spacious landing with stairs from the ground floor and stairs leading up to the second floor and window to the side.

Bedroom One

A generously sized double bedroom featuring a full-length fitted wardrobe with sliding mirrored doors,

complemented by additional fitted storage cupboards. The room also benefits from a radiator and a window providing natural light, creating a comfortable and practical space with ample built-in storage.

Bedroom Two

A second good sized bedroom to the first floor with fitted wardrobes, radiator and window to the rear with views over the garden

Bathroom

A house bathroom fitted with a three-piece suite comprising a panelled bath, pedestal wash hand basin and low-level WC. A window provides natural light and ventilation, while tiled walls add practicality along with a useful airing cupboard housing the water tank.

Second Floor Bedroom Three

A good sized bedroom to the second floor with useful cupboard, radiator and window

Outside

To the front of the property is a well-maintained garden, predominantly laid to lawn and complemented by mature shrubs, trees and established hedge boundaries, creating an attractive approach to the home. A gated driveway extends along the side of the property, providing off-street parking and leading to a detached garage, offering useful storage space.

The rear garden is a particular feature of the property, enjoying a good degree of privacy and being predominantly laid to lawn with well-established hedge boundaries, mature shrubs and a variety of trees. Thoughtfully planted borders add colour and interest throughout the seasons, while the generous proportions provide ample space for outdoor relaxation, gardening and family enjoyment. A useful garden shed offers additional storage, and the attractive outlook creates a peaceful setting to enjoy the surrounding greenery.

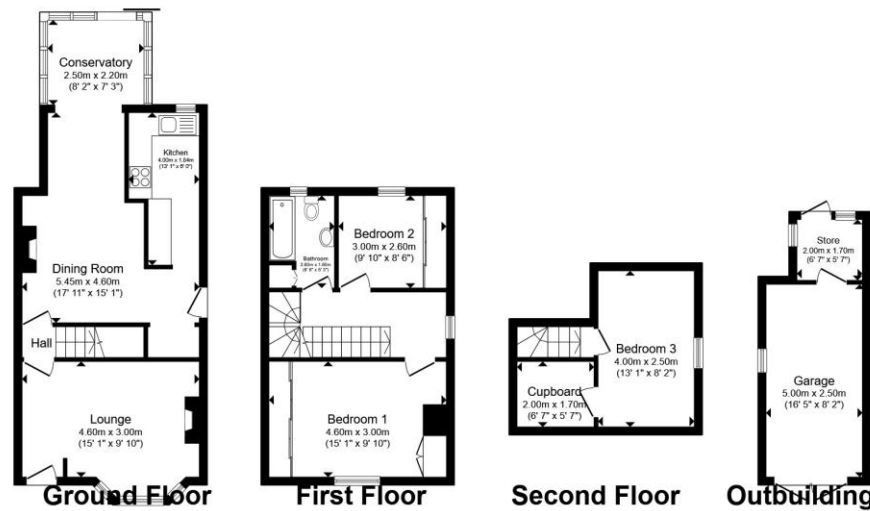
welcome to Swarcliffe Road, Harrogate

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Offered with NO CHAIN
- Generous Rear Garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£220,000



Total floor area 113.5 m² (1,222 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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Property Ref:
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