



1 Swinsty Close, Harrogate, North Yorkshire, HG3 2FL

A well-appointed and contemporary three bedroom detached family home situated on a corner plot, together with off street parking, garage and enclosed rear garden, situated within this highly regarded residential development on the fringe of Harrogate's popular Spa town.

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1 Swinsty Close, Harrogate, North Yorkshire, HG3 2FL

Guide Price: £440,000

- Highly regarded residential location
- Contemporary and beautifully appointed interiors
- Striking double height reception hall
- Fabulous open plan kitchen / living space with vaulted ceiling
- Principal bedroom with en-suite
- Two double bedrooms and house bathroom
- Through garage and off street parking
- Enclosed rear garden



General remarks

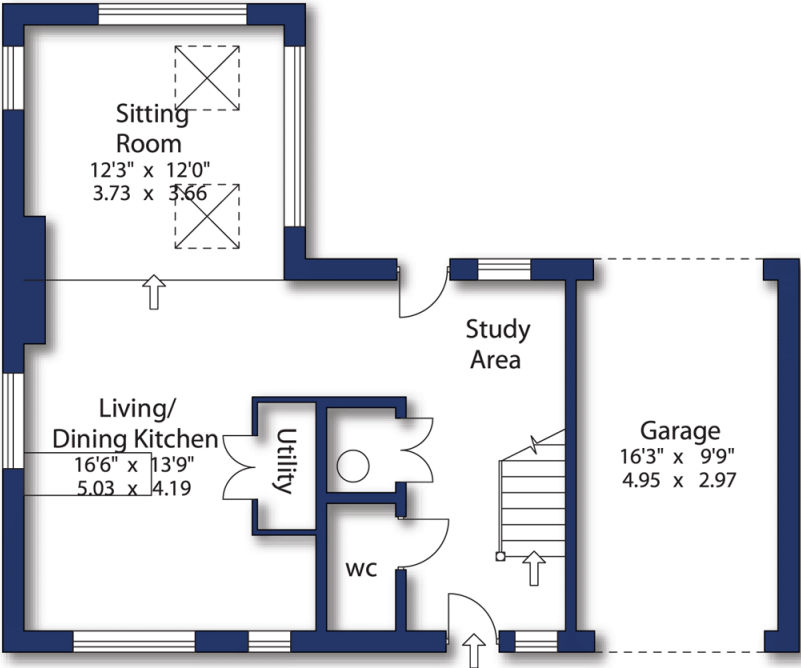
A stylish and contemporary three bedroom detached family home situated on a corner plot within this highly regarded development on the northern outskirts of Harrogate. Viewing is highly recommended to fully appreciate the contemporary design and with gas central heating and uPVC double glazing the property briefly comprises: covered entrance which leads through to a striking double height reception hall with staircase to the first floor, guest cloakroom, cloaks cupboard housing the water tank and glazed door to the enclosed rear garden. There is a stunning open plan living area which comprises the sitting room with vaulted ceiling and picture windows overlooking the rear garden, opening out to a living kitchen which comprises a contemporary range of matching wall and base units with working surfaces over and breakfast bar. There is a Bosch oven and Bosch induction hob with extractor over, integrated fridge and freezer, space and plumbing for a dishwasher. There is a separate utility cupboard with space and plumbing for appliances

A staircase leads to a galleried landing giving light and airy accommodation and further useful built-in cupboard. The principal bedroom has a vaulted ceiling and contemporary en-suite shower room. There are two further double bedrooms and the house bathroom comprises a matching white three piece bath suite with shower attachment over the bath.

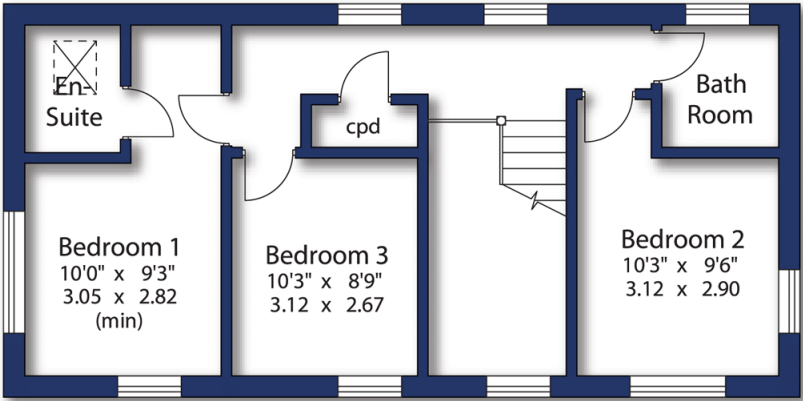
Outside a small block paved driveway leads to a garage with electric up and over doors to both the front and rear and gives access to block paved parking which is secure to the rear. A further feature is the enclosed garden, which is laid predominantly to lawn with flowerbed borders, offering an excellent degree of privacy and will no doubt appeal to those entertaining and for those with family requirements.

Watling Grange enjoys an enviable location just two miles from the centre of Harrogate with its excellent range of shops, restaurants, bars and leisure facilities. Harrogate also offers highly regarded schools for all age groups, both state and independent. The area is well-served by transport links with Harrogate train station providing regular services to Leeds, York and London.

Floorplans



Ground Floor



First Floor

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Mortgage
Advice Bureau

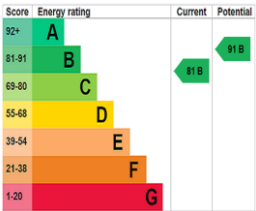
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Contact us



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Directions

Proceed up Skipton Road passing Tesco's and at the next roundabout turn right into Angram Avenue and left into Fewston Drive. Proceed up Fewston Drive where Swinsty Close can be found on the right hand side.

What3Words sleeper.chain.barbarian

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold - There is an annual service charge of £359
- All mains services are installed
- Through garage and off street parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/checks/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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