

4 SWINCLIFFE MEWS  
DEVONSHIRE LANE  
HARROGATE, HG1 4FR



## 4 SWINCLIFFE MEWS | DEVONSHIRE LANE | HARROGATE | HG1 4FR

A beautifully presented stone built mews property forming part of this fabulous development of similar properties accessed via a private driveway to a communal courtyard with allocated parking

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Entrance Hall | Living/Dining/Kitchen | Utility/wc

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Two Bedrooms | En-suite Shower Room | House Bathroom

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Block Paved Courtyard | Parking Space

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Council Tax: B | Energy Rating: D | Tenure: Freehold | Estate Charge: Approximately £600 per annum

# £350,000





**The development, completed in 2024, is located in this quiet part of Harrogate close to The Stray, with the town centre a short distance away.**

The property has the benefit of the remainder of a building warranty, offers extreme privacy with high quality fixtures and fittings throughout and comprises: A private side pathway leading to the entrance hall with ground floor cloakroom/utility room and useful storage cupboard, large open plan living/dining/kitchen with bi-fold doors leading onto a private, enclosed block paved courtyard. The kitchen has a range of integrated appliances, wall mounted cupboards, base units and drawers.

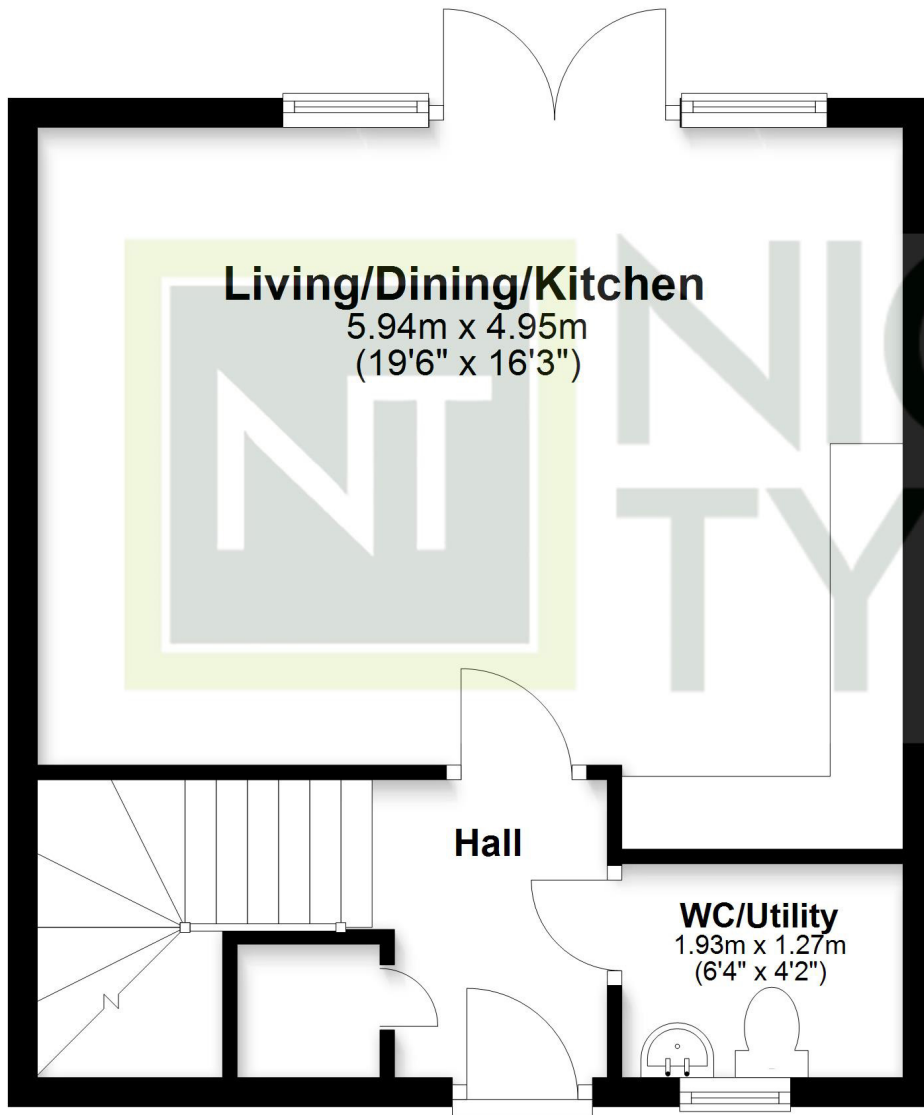
To the first floor are two double bedrooms both having a wealth of exposed beams with the principal bedroom having an en-suite shower room and a separate house bathroom.

To the front of the property is an allocated parking space for one vehicle.

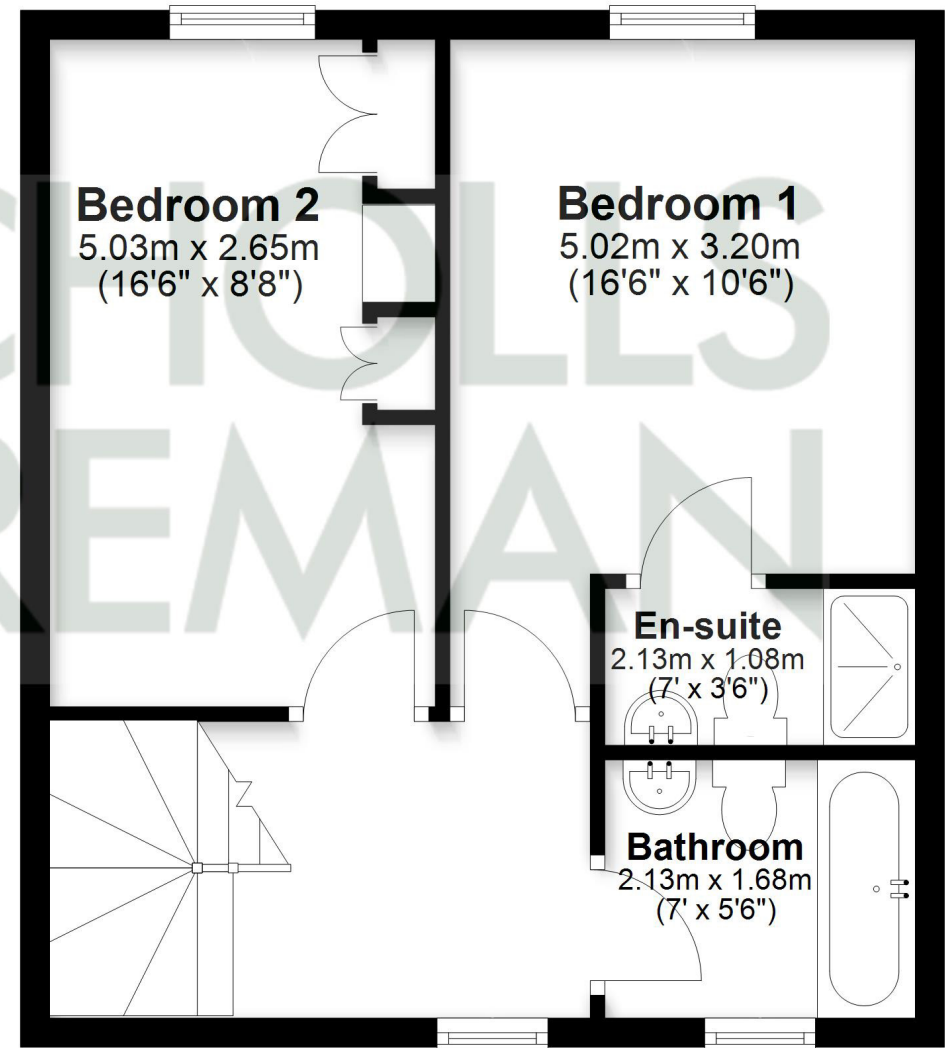
To the rear of the property is a good sized, enclosed, block paved courtyard with timber boundary fencing.



## Ground Floor



## First Floor



This plan is for illustrative purposes only and is not to scale.  
All measurements are approximate  
Plan produced using PlanUp.



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