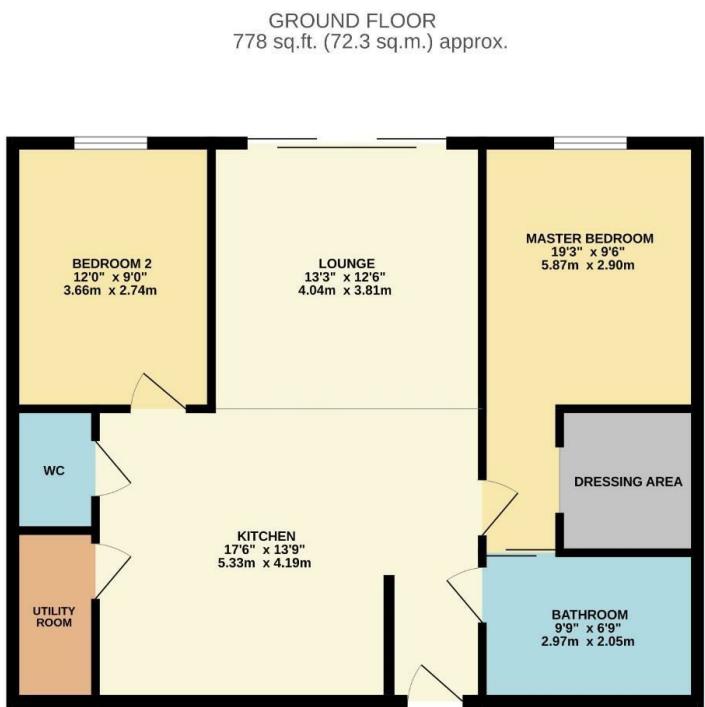
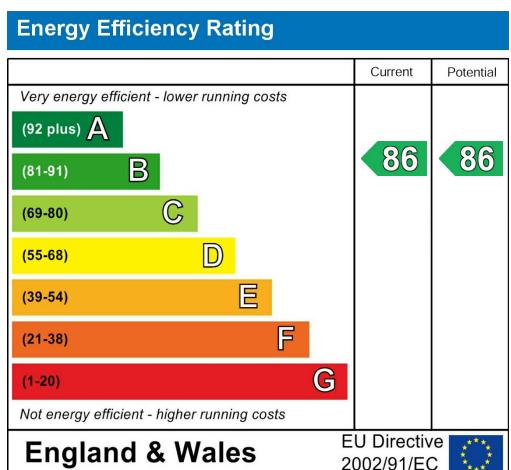


## Floor Plan



TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.

## Energy Performance Certificates



## Directions

Proceed out of Harrogate on Ripon Road past the Royal Hall and turn left into Swan Road, continue along and just before The Old Swan Hotel on the right hand side there's a side road, proceed up this to the top where Bewick Grange can be found with a gated entrance.

Council Tax Band **Tenure Leasehold**

## Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



**£465,000**

*3 Bewick Grange Swan Road, Harrogate, HG1 2FA*

2 Bedroom Apartment - Retirement

**An immaculately presented two bedroomed ground floor apartment which offers well proportioned living accommodation throughout which has been finished to an exacting standard and set within a very popular over 55's development of Bewick Grange with a superb central location behind the Old Swan Hotel.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

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The living accommodation comprises secure communal entrances which are immaculately kept, communal hallway leading to the private entrance door, entrance hallway leading into the open plan lounge dining kitchen with a lovely outlook onto a private garden. The kitchen includes integrated appliances including fridge, freezer and dishwasher, granite worktops, NEFF oven and microwave, electric hob and there is a breakfast bar, separate utility room which also offers very useful storage space, separate w/c.

A spacious master bedroom with a walk in dressing area and sliding door leading into the spacious bathroom with modern white suite, shower over the bath, w/c and hand basin. The second double bedroom is a good sized and can also be used as another reception/TV room.

Outside the property benefits from a gated entrance leading to an allocated parking space underneath a carport and there is additional visitor parking available. There is a private patio garden with two additional storage cupboards with the patio being access from patio doors from the lounge so offering a lovely entertaining space and pleasant seating area.

