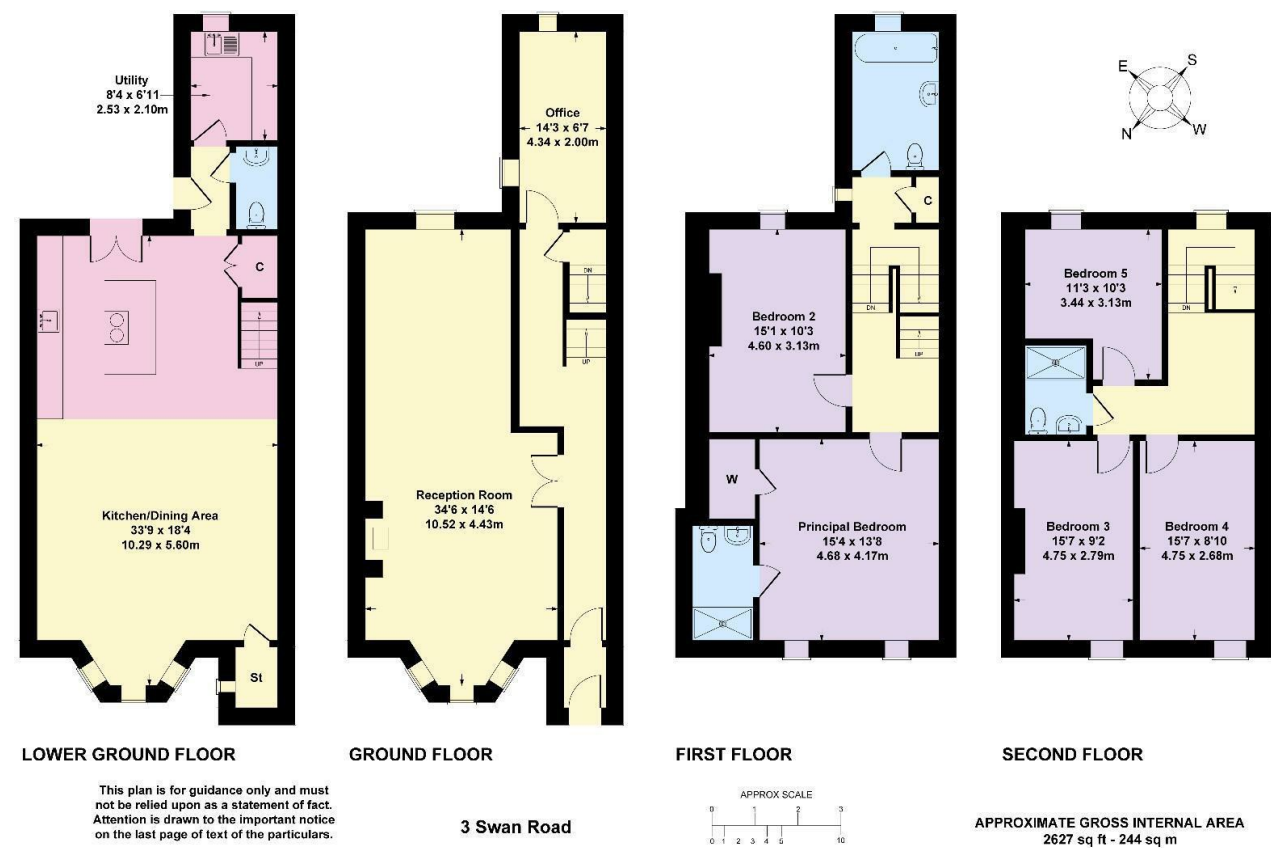
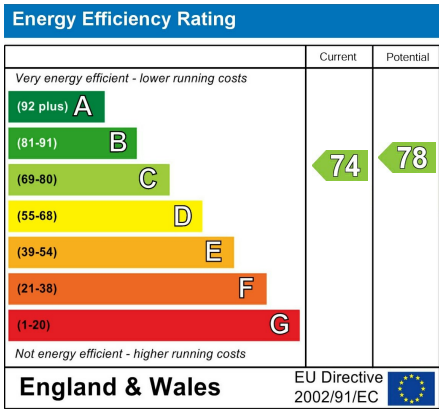


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Parliament Street and continue onto Ripon Road (A61). Turn left into Swan Road, where the property is easily found on your left hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band Tenure Freehold

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.



£1,150,000

Bewick House Swan Road, Harrogate, Yorkshire, HG1 2SS 5 Bedroom House - Townhouse

A superb end of row five bedroomed town house offering spacious living accommodation split over four floors and benefitting from a superb central location within walking distance to Harrogate's town centre and it's transport links, shops, bars and restaurants.



HOPKINSONS
E S T A T E A G E N T S

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

Description

Bewick House is a splendid Grade II listed end townhouse forming part of an attractive and elegant crescent on one of Harrogate's most highly sought-after and desirable roads. Boasting charm and character throughout, this property offers flexible and well-planned living accommodation over four floors and is within striking distance of the town centre, Valley Gardens, excellent transport links, and renowned schools.

This much-loved family home has been beautifully and stylishly renovated and restored throughout to an exceptional standard and the generous accommodation briefly comprises; a welcoming entrance hall, a 34'6 x 14'6 sitting room that spans the depth of the property with high ceilings, a wooden floor, large bay window, feature fire surround and log burning stove. A home office also completes the ground floor layout. To the lower ground floor is a fabulous modern open-plan dining kitchen featuring granite worktops, a central island unit, integrated appliances, and French doors that lead out to the rear courtyard - this floor is truly a perfect place for entertaining. Underfloor heating runs throughout the lower ground floor. Plus a separate utility room and w/c.

To the first floor is the master bedroom with a modern en suite shower room and walk-in wardrobe, further double bedroom, and house bathroom. On the second floor are further three double bedrooms and a house shower room.

Outside to the front of the property is a small lawned area with well-stocked borders and a paved pathway to the front door. A driveway leads to the side of the property and round to the rear where there are two private parking spots with an electric charging point. The low-maintenance rear courtyard is perfectly placed to enjoy the sun, with potted plants, outside lighting, and patio seating - perfect for al fresco dining. Bewick House is situated in a prime location in Harrogate on Swan Road. It is in walking distance of the Stray and the town centre of Harrogate; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford, and York. The railway situations in Leeds and York provide frequent services to London Kings Cross and Edinburgh.

