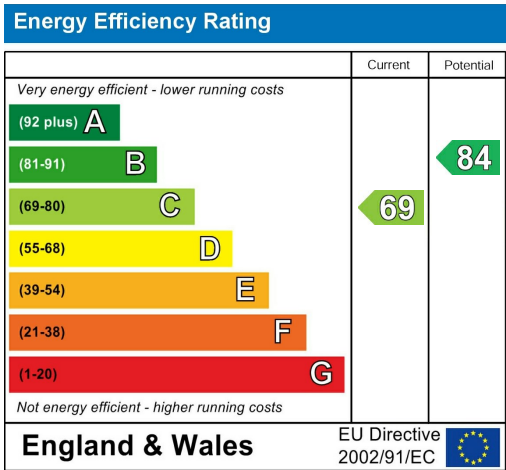




Energy Performance Certificates



Directions

From the Empress roundabout proceed out of Harrogate on Knaresborough Road. Continue along Knaresborough Road and turn left into Swarcliffe Road and the property is found on your right hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band C 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.



£250,000

124 Swarcliffe Road, Harrogate, Yorkshire, HG1 4QY

3 Bedroom House - Semi-Detached

A very well presented three bedroomed semi detached which is offered to the market for the first time in 66 years and offers well proportioned living accommodation throughout, benefits from superb gardens and a good location with a wide range of amenities and transport links close by. NO ONWARD CHAIN.



HOPKINSONS

ESTATE AGENTS

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



Description

With gas fired central heating, cavity wall and loft insulation installed in 2009 with the remainder of the 25 year guarantee remaining and UPVC double glazing which was fitted four years ago, the living accommodation comprises; entrance hall, good sized lounge with bay window and feature fireplace, dining room with gas fireplace, kitchen with granite worktops, electric hob, single oven, integrated fridge and washing machine. There is also a useful understairs storage cupboard.

On the first floor the landing leads to the Master bedroom with bay window and fitted wardrobes, second double bedroom, a good sized third bedroom and a house bathroom with w/c hand basin and a walk in shower.

Outside there is a driveway offering off street parking and leads down to the single garage. There is also an external boiler cupboard which also offers storage. To the rear is a fantastic garden with lawn and well stocked flower beds.

