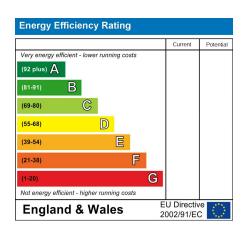


# Energy Performance Certificate



TOTAL FLOOR AREA: 1540 sq.ft. (143.1 sq.m.) approx

## **Directions**

Proceed out of Harrogate on Parliament Street past Betty's and continue through the lights and the bottom of the hill and continue onto Ripon Road. Half way up the hill turn left onto 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.



# £400,000

Flat 1, 27 Swan Road, Harrogate, HG1 2SB

2 Bedroom Apartment - Duplex

A rare opportunity to acquire a two bedroom and two bathroom duplex apartment located on the very popular Swan Road and overlooking the Old Swan Hotel benefiting from a fantastic central location and offered with no onward chain.







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

# Description

With gas fire central heating, the living accommodation comprises secure communal entrance hall leading to private entrance door and hallway, to your left is the spacious bay fronted lounge with high ceilings and character features, gas living flame fireplace and views overlooking the old Swan hotel.

There was a spacious dining in kitchen with integrated appliances, including fridge freezer dishwasher, four gas hob and single oven. There is a separate w/c with handbasin and a door leading into the utility room which also offers useful storage.

From the entrance hall stairs lead down to the lower ground floor where there is the master bedroom with dressing area with fitted wardrobes and a useful storage cupboard, ensuite shower room with walk-in shower hand basin, w/c and a centrally heated towel, second double bedroom, spacious third bedroom and house bathroom with shower over the bath, hand basin, w/c and a centrally heated towel.

Benefiting from the central location outside the property are communal gardens which are maintained and to the rear there is a fully secure via electric gate parking space which is allocated and the closest to the back door entrance.

With a superb location in central town you are within walking distance of Harrogate's town centre and it's wide range of local amenities bars, restaurants, variety of shops, and fantastic transport links via bus to Leeds to Knaresborough and Ripon. The rail links are fantastic for commuters with links to Leeds York and with several direct trains to London King's Cross.

















