



6 SWAN ROAD
Harrogate

Carter Jonas

6 SWAN ROAD, HARROGATE, HG1 2SS

Central Harrogate – ½ mile
Leeds – 16 miles
A1(M) – 10 miles

Reception hall · Sitting room · Large dining kitchen with island and adjoining family room · Studio/gym · Utility room · Cloakroom · Cinema room with adjoining wine store · Principal bedroom with en suite shower room · Four further double bedrooms · Two bathrooms · Off street parking for several vehicles · Electrically operated entrance gates · Detached double garage · Landscaped front and rear gardens · Fabulous location

A magnificent home which occupies a lovely position in an area recognised as a particularly popular residential neighbourhood, lined with attractive Georgian and Victorian town houses in the fashionable Low Harrogate area, close to the Valley Gardens and the cosmopolitan chic of the Montpellier Quarter. The town centre is within a short walk and offers a wide variety of shops and restaurants together with excellent transport connections to the business centres of Leeds, Bradford and York. Mainline rail stations in Leeds and York provide Intercity services to London's Kings Cross, access to the A1(M) is within 10 miles and Leeds/Bradford Airport is within a 20 minute drive.

6 Swan Road is a beautifully presented home which the current owners have completely restored and renovated to an incredible standard throughout, creating an exceptional family house whilst skilfully retaining some lovely features reminiscent of the Georgian era. The room proportions and ceiling heights are superb, all flooded with natural light by virtue of the beautiful shuttered sash windows throughout.

A HANDSOME 5 DOUBLE BEDROOM GEORGIAN PROPERTY PROVIDING SYMPATHETICALLY RESTORED AND BEAUTIFULLY PRESENTED FAMILY ACCOMMODATION, SET IN LOVELY LAWNED GARDENS AND OCCUPYING A FANTASTIC POSITION IN THE FASHIONABLE LOW HARROGATE AREA, CLOSE TO THE VALLEY GARDENS AND WITHIN A SHORT WALK OF CENTRAL HARROGATE.





The spacious yet comfortably proportioned accommodation is arranged over four floors and features an impressive open plan dining kitchen with glazed atrium which creates a sociable hub with an adjoining family room, together with a utility room and cloakroom to the rear. The front of the ground floor features a grand sitting room with bay window overlooking the front gardens and behind is a further room which is currently used as a home gym.

The lower ground floor is a fabulous purpose designed cinema room with natural light provided by a large bay window and there is a wine store.

On the first floor is a beautiful principal bedroom with built in wardrobes and an en suite shower room, there are two further double bedrooms both with fitted wardrobes and an attractive house bathroom.

The second floor consists of two further double bedrooms with fitted wardrobes and a contemporary bathroom with separate shower cubicle.





Outside, the property is approached via electrically operated entrance gates which lead into a shared driveway which provides ample parking. A detached double garage with electrically operated door provides further secure parking. The beautiful gardens lie to front and the rear of the property, featuring a raised lawn, a beautiful walled paved courtyard directly off the kitchen and the front landscaped gardens have pretty box hedging and colourful borders.

ADDITIONAL INFORMATION

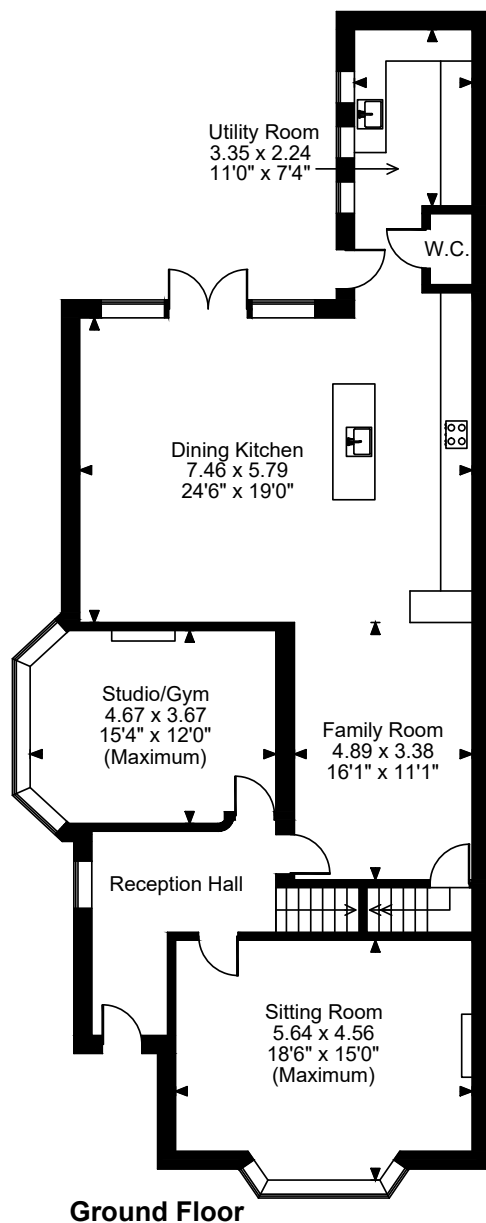
Tenure: We are advised the property is freehold and vacant possession will be given on legal completion.

Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - HG1 2SS: From the centre of Harrogate proceed down Parliament Street and continue straight on at the traffic lights. Shortly after Divino Italian restaurant on the left, turn left into Swan Road. Number 6 will be on your right behind large electric gates.

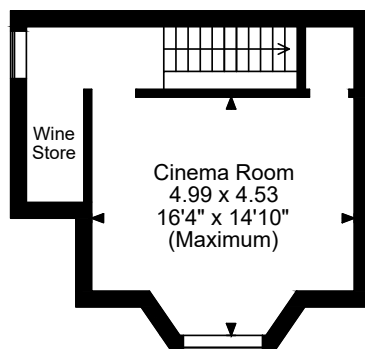
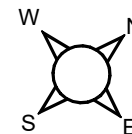




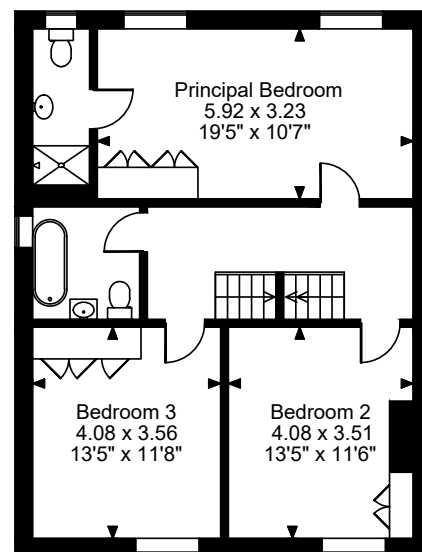
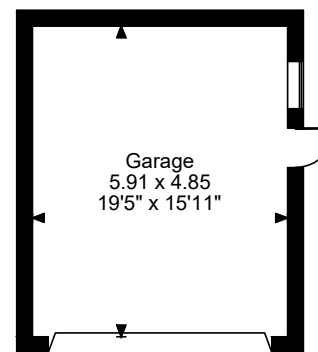


Ground Floor

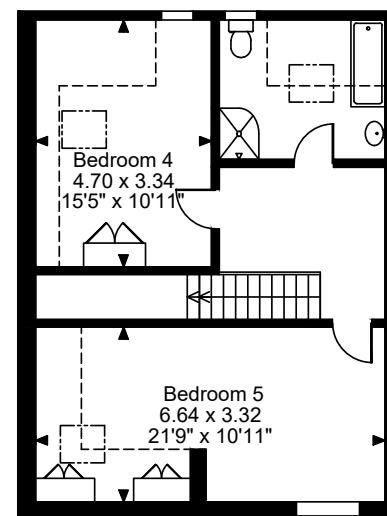
6 Swan Road, Harrogate
Approximate Gross Internal Area
Main House = 2,947 sq ft / 274 sq m
Garage = 309 sq ft / 29 sq m
Total = 3,256 sq ft / 303 sq m



Lower Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	51 E	
21-38	F		
1-20	G		



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