



23 Swan Road, Harrogate, North Yorkshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

23 Swan Road Harrogate HG1 2SS

A handsome Grade II listed townhouse with four bedrooms with elegant styling and double garage, in a central Harrogate setting

Harrogate town centre 0.5 miles, Harrogate mainline station 0.7 miles (3 hours to London Kings Cross), A1(M) (Jct 47) 8.6 miles

Hallway | Sitting room | Study | Dining room
Kitchen/breakfast room | Utility | Coat room
Cloakroom | 4 Bedrooms | Family bathroom
Family shower room | Double garage | Garden
EPC rating D

The property

This fine period property is part of a Grade II Listed terrace, built by the renowned local developer George Dawson in the late 1800s. The property is arranged across four levels and includes various characterful details, including high ceilings and large sash windows, alongside elegant modern styling and fittings.

Entering on the first floor, there are two comfortable reception rooms including the sitting room with its bay window, wooden flooring, cast-iron fireplace and ornate ceiling rose, while towards the rear there is a stylish study with bespoke design and shelving from Clarity Arts. The lower level has the kitchen that has traditional all-wood units with black granite tops, and Centre Island with Batterie De Cuisine offering additional space for breakfast dining. The dining room has further storage including a larder, as well as an attractive open fireplace.

The upper two levels each have two double bedrooms, with all four sharing similar proportions and featuring fitted storage. The second floor has a shower room with dual washbasins and a large walk-in shower, while the third floor has a family bathroom with a bathtub and a separate shower unit.

Outside

At the front of the property there is a paved pathway leading to the entrance and a garden with various shrubs and plants. Steps lead to a sunken courtyard, enjoying a sunny southerly aspect with double doors providing access to the lower-level dining room and kitchen. To the rear there is a low-maintenance patio garden with space for al fresco dining, while at the end of the garden there is a double garage with an electric car charger, which is accessed via a driveway to the side of the neighbouring property.

Location

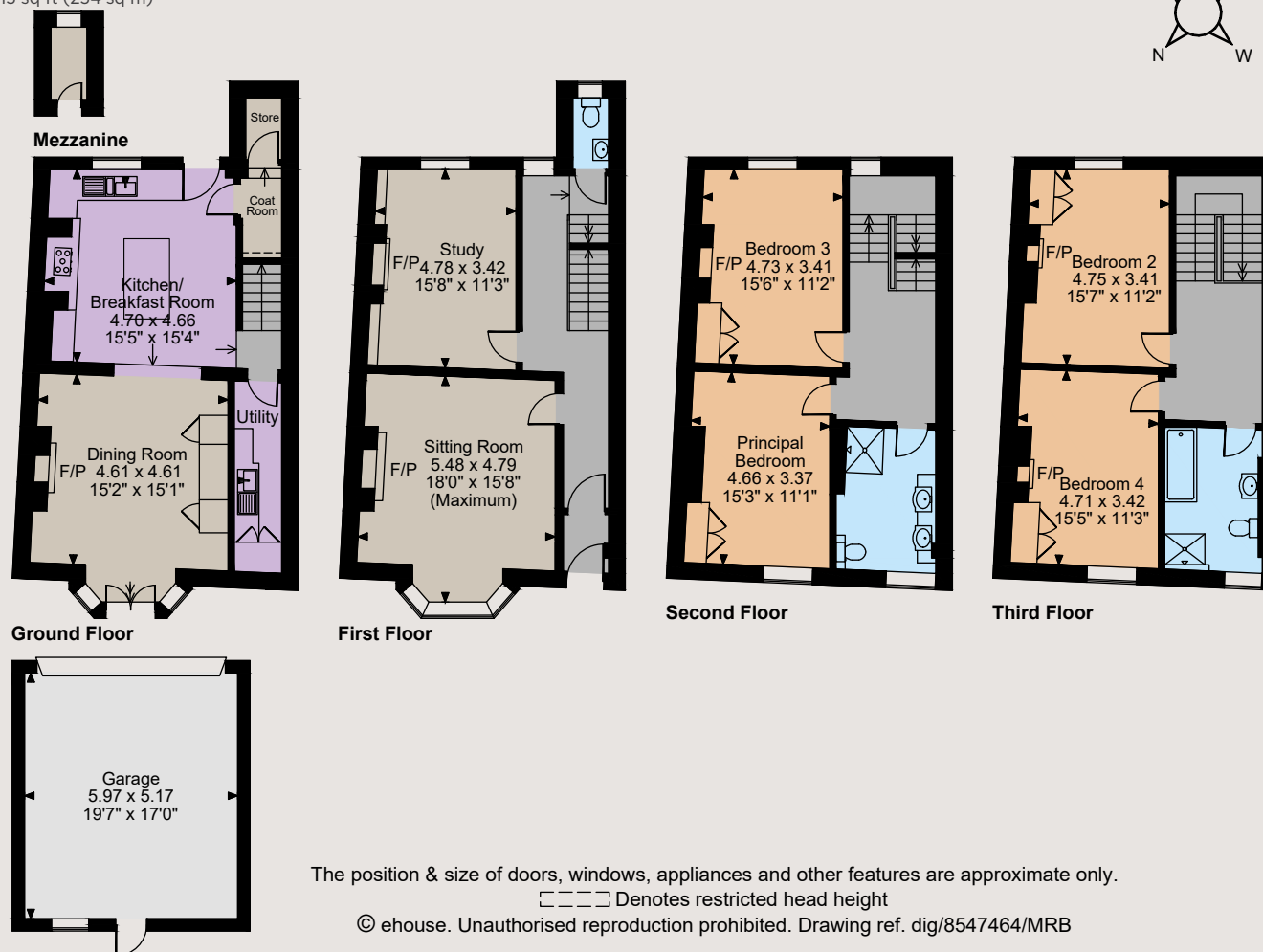
The property is located less than half a mile from the centre of the historic and popular spa town of Harrogate. The town boasts a wealth of fine Georgian and Victorian architecture, and has excellent shopping, leisure and cultural facilities, plus a number of supermarkets. Also within striking distance to Valley Gardens and a short walk away from RHS Harlow Carr Gardens. There is also a choice of superb schools – both state and independent – including the outstanding-rated Harrogate Grammar School and the independent Harrogate Ladies' College.

The area is well connected by road, with the A1(M) just nine miles from the property, offering easy access to the north and south, while Harrogate mainline station offers direct services to London Kings Cross in three hours. Golf is available at Pannal Golf Club. The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, with its many walking, cycling and riding routes, is also within easy reach.





Swan Road, Harrogate
Internal area 2,513 sq ft (234 sq m)



Directions

From Strutt & Parker's Harrogate office, head along Albert Street, turn left onto Princes Square and turn right onto Victoria Avenue. At the traffic lights, turn right onto West Park/A61 and continue for just less than half a mile, before turning left onto Swan Road. You will find the property on the left-hand side.

General

Local Authority: North Yorkshire County Council

Services: Mains water, gas, electricity and drainage.

Council Tax: Band F

Tenure: Freehold

Guide Price: £1,150,000

Harrogate

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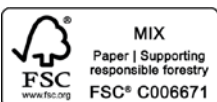
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