



Rossett Avenue, Harrogate HG2 9NA

welcome to

Rossett Avenue, Harrogate

A detached bungalow with two bedrooms, two reception rooms and two bathrooms, situated in a highly sought after and convenient location. Offered with no onward chain.



Overview

A deceptively spacious two bedroom extended detached bungalow situated in a highly desirable location to the south side of Harrogate within walking distance to public and private local schools, shops and restaurants. The bungalow benefits from extensive living areas and has wheelchair access throughout. The property also lends itself ideally to those needing space to work from home with an office to the rear of the property. This property benefits from having gas central heating and double glazing throughout. Externally there are gardens to the front and rear, and a garage as well as a driveway providing ample off street parking.

Entrance Hall

The front entry door opens in to the entrance hall which has a useful double fronted storage cupboard. The entrance hall leads to the lounge.

Lounge

20' 3" x 16' 1" (6.17m x 4.90m)

A light and spacious dual aspect room, having a feature fireplace with electric fire, radiators, ceiling coving, a double glazed large bay window and a side elevation window.

Dining Room

22' 10" x 7' 8" (6.96m x 2.34m)

Open plan to second reception room, with radiator and wall mounted shelving to one elevation.

Second Reception Room

13' 4" x 14' 2" (4.06m x 4.32m)

With two radiators and double glazed windows to both side and rear elevations together with patio doors and velux windows.

Kitchen

12' 10" x 9' 1" (3.91m x 2.77m)

Fitted with a range of wall and base units with work surfaces which incorporates a stainless steel sink and drainer unit with mixer tap. Space for gas oven and fridge freezer. Plumbing for washing machine, dryer and dishwasher. Double glazed window to the front elevation and an external door leads out to the side of the property. There is also a radiator.

Bedroom One

12' x 10' 8" (3.66m x 3.25m)

Double glazed window to the rear aspect with a view of the garden, Extensive fitted wardrobes and overhead storage cupboards, and a radiator.

Bedroom Two

15' 10" x 9' 8" (4.83m x 2.95m)

The doorway has been widened to allow for wheelchair access. With a double glazed window to the side, radiator and fitted wardrobes.

En-Suite

Widened doorway with care facilities including seated shower area, handrails, sink, W.C and Vanity cupboard. Double glazed window to the side, and a radiator.

Shower Room

Fitted with a shower, wash hand basin and low flush wc. Tiling to walls and double glazed windows to the side elevation.

Office

With cupboards, double glazed window, radiator and houses the gas boiler

Garage

16' 7" x 19' 5" (5.05m x 5.92m)

Fitted with an up and over door, windows to the rear elevation and a door leading in to the garden.

Externally

Lawned garden to the front with a tarmac drive for at least three cars leading to the garage . A well maintained, enclosed private rear garden featuring astro turf for ease of maintenance and management, also featuring a ramp to the side of the bungalow for wheelchair access via patio doors.

Local Amenities

Rossett High School, Ashville College, Rossett Acre and Harrogate Grammar Schools, shops and restaurants are all within walking distance of the property making it a very attractive proposition for a discerning buyer.

Harrogate town centre is approximately 2.1 miles from the property.



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welcome to

Rossett Avenue, Harrogate

- Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Shower Room & En-suite Wet Room
- Driveway & Garage

Tenure: Freehold EPC Rating: D

£625,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HRG106785 - 0011

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