



VERITY  
FREARSON

4 ROSSETT HOLT VIEW, HARROGATE, HG2 9AF

£490,000

## 4 ROSSETT HOLT VIEW,

*Harrogate, HG2 9AF*

**A spacious and very well-presented three-bedroom semi-detached house with a generous south-facing garden, situated on a quiet cul-de-sac in a popular south Harrogate location, close to sought-after local schools.**

This excellent home provides generous accommodation comprising an open-plan living and dining area, together with a well-equipped kitchen, downstairs WC, three good-sized bedrooms, small study area, and a modern bathroom. A particular feature of this property is the larger-than-average plot and attractive south-facing garden with lawn and various paved sitting areas, as well as a good-sized drive and double tandem garage.

The property is situated on a quiet cul-de-sac within a desirable south Harrogate location, well served by excellent local primary and secondary schools and just a short distance from Harrogate town centre via the famous Harrogate Stray. Offered for sale with no onward chain.



Sitting / Dining Room · Kitchen · Cloakroom

3 Bedrooms · Bathroom · Office/ Store

Off-Road Parking · Double Tandem Garage · Generous Plot, South-Facing Lawned Garden







## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

### **SITTING / DINING ROOM**

A spacious open-plan sitting and dining area with wall-mounted electric fire and patio doors leading to the garden.

### **KITCHEN**

With a range of fitted units with gas hob, integrated double oven and dishwasher. Window overlooking the garden and door to side.

### **CLOAKROOM**

With WC and washbasin.

### **FIRST FLOOR** **BEDROOMS**

There are three bedrooms on the first floor. The two larger bedrooms have fitted wardrobes.

### **OFFICE / STORE**

Providing useful storage space or potential study area.

### **BATHROOM**

A white modern suite comprising WC, washbasin, shower and bath. Heated towel rail.

# FLOOR PLAN



Total Area: 100.4 m<sup>2</sup> ... 1081 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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### Outside

A drive provides parking and leads to a double tandem garage. The garage has light and power as well as plumbing to provide a utility area. The property occupies a particularly generous plot and has a large south-facing rear garden with lawn, mature borders and paved sitting areas. Greenhouse.

### Services

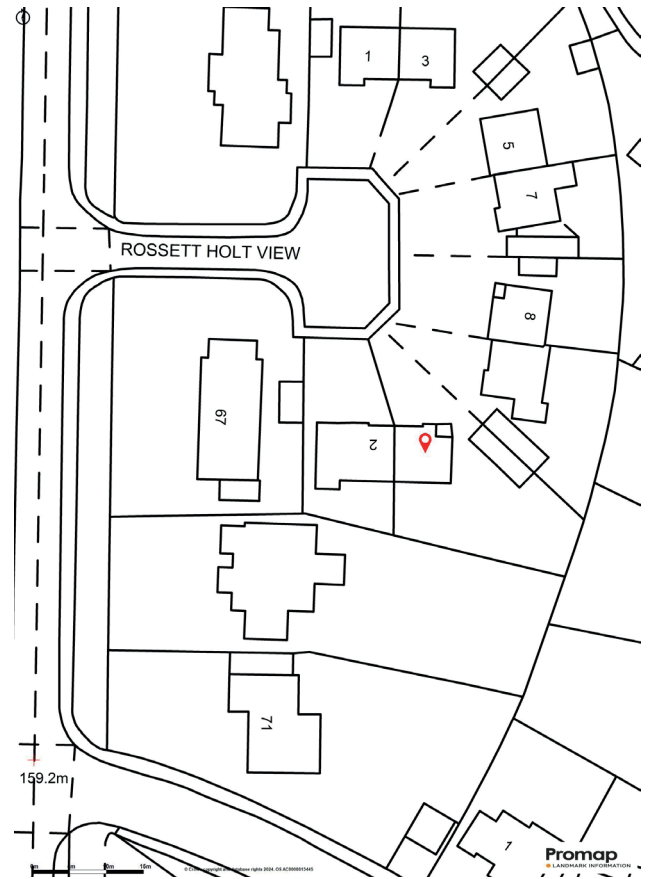
All mains services connected.

### Tenure

Freehold

### Council Tax Band - D

### EPC - C



Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

[sales@verityfearson.co.uk](mailto:sales@verityfearson.co.uk)  
[verityfearson.co.uk](http://verityfearson.co.uk)





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