



11 Roseville Drive, Harrogate, North Yorkshire, HG1 4SZ

£270,000

Offers Over

11 Roseville Drive, Harrogate, North Yorkshire, HG1 4SZ

A well-presented three-bedroom semi-detached house with garage and garden, situated in this convenient location well served by excellent local amenities just off Knaresborough Road and close to the Stray.

This superb property is presented to a high standard and includes a large sitting room, family room and stunning open-plan kitchen and dining area with door leading to the garden. On the first floor there are three good-sized bedrooms and a modern bathroom. There is a garage and attractive gardens to the front and rear.

The property is situated in this desirable location on a quiet residential street, well served by the excellent local amenities along Knaresborough Road, close to the Stray and Harrogate District Hospital, and just a short distance from Harrogate town centre.





GROUND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with fireplace with electric fire.

FAMILY ROOM

A further reception room with windows overlooking the rear garden.

DINING KITCHEN

With dining area and door leading to the garden. The kitchen comprises a range of modern fitted unit with worktop and breakfast bar. Electric hob, integrated oven and space and plumbing for appliances.

FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms on the first floor, two of which have fitted wardrobes.

BATHROOM

White suite comprising WC, washbasin, and bath with shower. Heated towel rail.

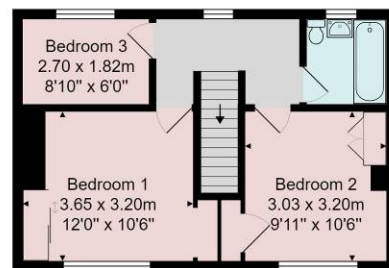
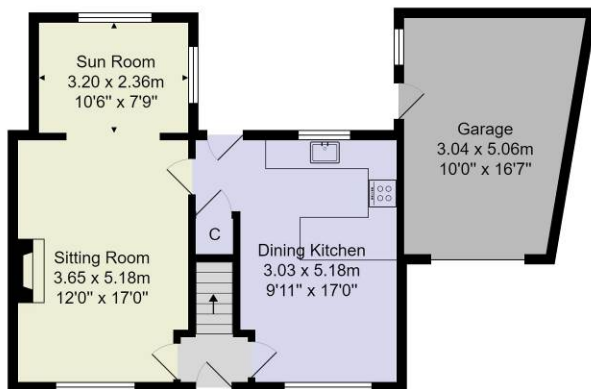
OUTSIDE

Garden to front with artificial grass and planted borders. Further enclosed rear garden with artificial grass, patio and decked sitting area. A shared drive leads to a single garage.

Tenure - Freehold

Council Tax Band - C





Ground Floor

First Floor

Total Area: 108.5 m² ... 1167 ft²

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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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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