



37 Rossett Avenue, Harrogate, North Yorkshire, HG2 9NA

£435,000

Offers Over

## 37 Rossett Avenue, Harrogate, North Yorkshire, HG2 9NA

---

A three-bedroom detached bungalow providing well-presented accommodation, situated in a desirable residential location on the south side of Harrogate.

---

This excellent bungalow provides spacious accommodation with a large sitting room, together with a well-equipped kitchen, three good-sized bedrooms, conservatory extension, modern shower room and additional separate WC. The property occupies a generous plot, having a driveway, garage and an attractive rear garden with lawn and sitting areas.

Located on a quiet residential street within a popular south Harrogate location, well served by excellent, local amenities and just a short distance from Harrogate town centre. Offered for sale with no onward chain.





## **ENTRANCE HALL**

## **SITTING ROOM**

A spacious reception room with gas fire.

## **KITCHEN**

With a range of fitted units with gas hob, integrated oven and space for appliances.

## **BEDROOM 1**

A double bedroom with window overlooking the garden.

## **BEDROOM 2**

A further double bedroom with window to front.

## **CLOAKROOM**

With WC and washbasin.

## **SHOWER ROOM**

A white suite comprising WC, washbasin and shower.

## **BEDROOM 3**

A further bedroom or additional sitting area with glazed doors leading to a conservatory.

## **CONSERVATORY**

Providing a further sitting area with windows and glazed doors overlooking the garden.



## **OUTSIDE**

A drive provides parking and leads to a garage. To the rear of the property there is a good-sized garden with lawn, paved and decked sitting areas, well-stocked planted borders and greenhouse.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 103.8 m<sup>2</sup> ... 1118 ft<sup>2</sup>

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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission. Copyright 2017 Ac2

## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

