



VERITY
FREARSON

33 ROSSETT DRIVE, HARROGATE, HG2 9NS

GUIDE PRICE £1,500,000

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Harrogate, HG2 9NS

An impressive detached house with delightful southwest-facing rear garden. This superb and individual home offers extensive and flexible accommodation extending to nearly 4,000 square feet, enjoying a prime location on this private residential road to the south side of Harrogate, well placed for daily commuting to Yorkshire's principal business districts and within walking distance of excellent private and state schools, an M&S Food Hall and Hornbeam Park railway station.

Particular features to the house include its generous plot, Solar PV system with battery storage and a three-vehicle garage measuring 8.5m x 5.5m with games room/gymnasium above.

An internal viewing is essential to appreciate the very well-maintained accommodation and the most delightful and convenient location of this imposing property.



Kitchen · Family Room · Dining Room · Sitting Room · Utility · Study · Boot Room · WC

5 Bedrooms · Bathroom · En-Suite · WC

Ample Off-Road Parking · Double Garage · Garden







ACCOMMODATION

The accommodation flows from a welcoming reception hall with useful cloakroom. It comprises a spacious sitting room with feature fireplace and a well-proportioned study with a door to the integral garage. A semi open-plan layout flows from the formal dining room into the impressive family room, where large picture glazing and two sets of bi-folding doors open to the rear terrace creating a seamless flow to the outdoors. The adjacent kitchen/ breakfast room has a range of wall and base units in cream with grey plinths and worktops and includes a large central island with breakfast bar and modern integrated appliances. Just off the kitchen is a useful fitted utility area, providing additional storage and space for appliances and a walk-in pantry. Completing the ground floor is a convenient bootroom that provides access to both the front and rear of the property.

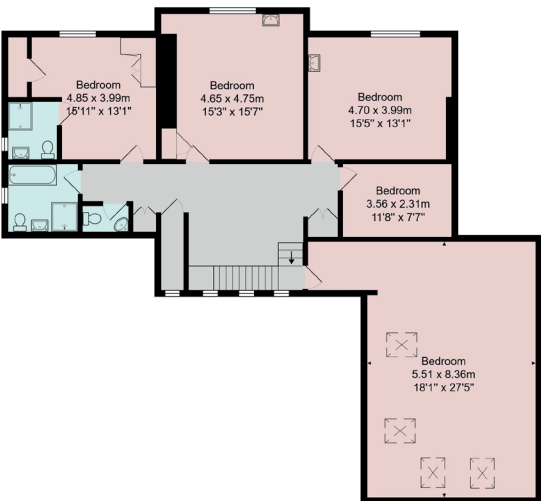
On the first floor, the property offers a principal bedroom with built-in storage and modern en-suite shower room. There are three further well-proportioned bedrooms and a large vaulted games room with wood flooring, suitable for use as an additional bedroom if required. A modern family bathroom with bath and separate shower, and a useful second cloakroom conclude the facilities.

Whilst providing extensive accommodation, the property also offers potential to create further living accommodation, with scope for an additional two bedrooms in the loft. The existing games room above the garaging could also be converted to create further bedrooms / annexe accommodation.

FLOOR PLAN



Ground Floor



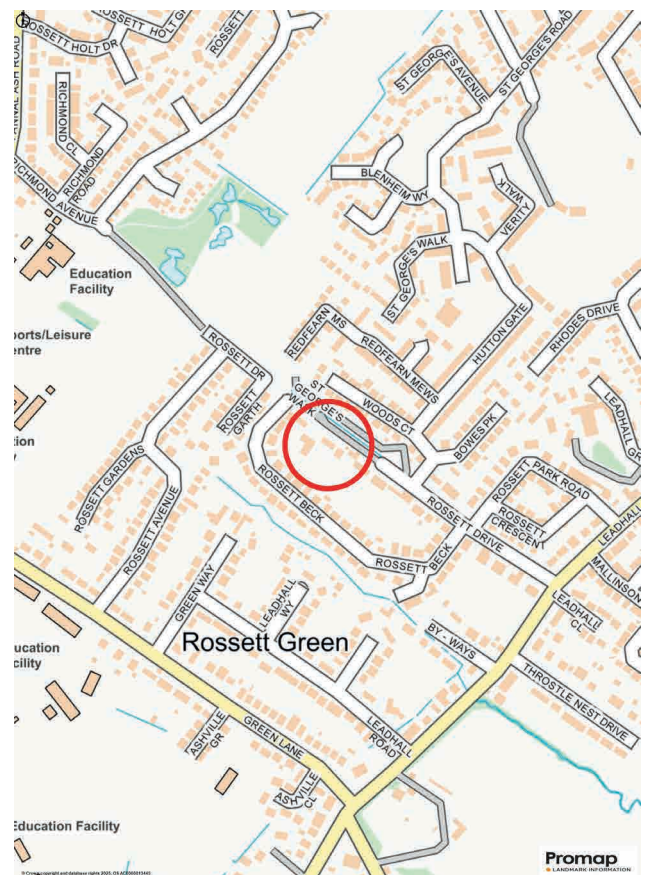
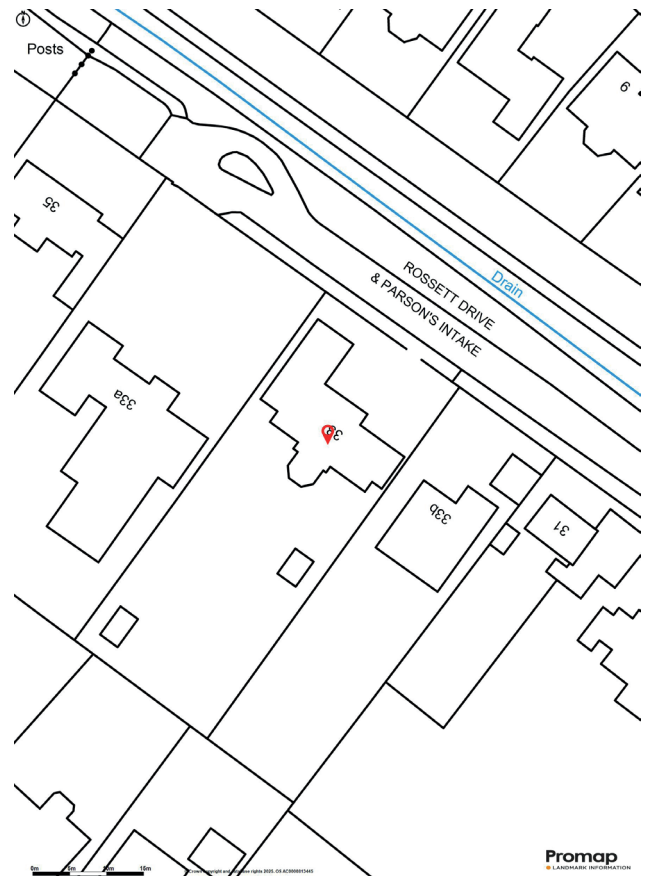
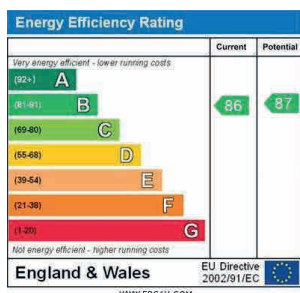
First Floor

Total Area: 365.1 m² ... 3930 ft²
All measurements are approximate and for display purposes only.
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Set behind low-level walling, the property is approached over a block-paved forecourt which provides private parking for multiple vehicles and gives access to the integral garage. The sizable enclosed rear garden is laid mainly to lawn, bordered by mature flower and shrub beds and features a paved gazebo-covered dining area and a generous raised paved and gravelled terrace with contemporary water feature, perfect for entertaining and al fresco dining.

The property sits in a prime location on the south side of Harrogate close to the Leeds Road shopping parade (0.6 miles) which has an M&S Simply Food, post office, chemist and GP surgery. The town boasts a wealth of excellent shopping, leisure and cultural facilities, plus a number of supermarkets. The nearby A1(M) gives easy access to both the north and south of the country, as do the excellent links from Hornbeam Park and Harrogate mainline railway station, which offers direct services to London King's Cross in three hours. Leeds Bradford Airport also provides a wide range of domestic and international flights.

Council Tax Band - G





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