



VERITY
FREARSON

26 ROSSETT GREEN LANE, HARROGATE, HG2 9LH

GUIDE PRICE £1,200,000

26 ROSSETT GREEN LANE,

Harrogate, HG2 9LH

An increasingly rare and exciting opportunity to purchase an individual four-bedroom detached house in one of the most exclusive and prestigious areas of Harrogate.

This superb home, situated on a generous plot extending to approximately 0.5 acres, offers huge potential to either modernise to client's tastes and requirements, or develop and extend to create a substantial property, subject to the usual planning permissions.

Rossett Green Lane is well placed on the edge of open countryside, to the south side of Harrogate, close to excellent local state and private schools and well placed for daily commuting to Yorkshire's principal business districts.



Reception Hall · Sitting Room · Dining Room · Dining Kitchen · Utility Room · WC

4 Bedrooms · Bathroom · Separate WC

Ample Off-Road Parking · Detached Double Garage and Workshop · Beautiful Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

SITTING ROOM

Very attractive and spacious room with windows to front and side, gas fire, double doors to rear garden

DINING ROOM

A dining room with bay window to the rear.

DINING KITCHEN

A good sized room with base units, space for cooker, space for dishwasher, serving hatch through to dining room and space for a fridge freezer. A door leading to -

UTILITY ROOM

Housing the boiler and with space for washer/dryer. Belfast-style sink and window overlooking the front garden.

DOWNSTAIRS W/C

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes. Windows to the front and side.

BEDROOM 2

A double bedroom with fitted wardrobes. Window to the side.

BEDROOM 3

A double bedroom with windows to the rear and side.

BEDROOM 4

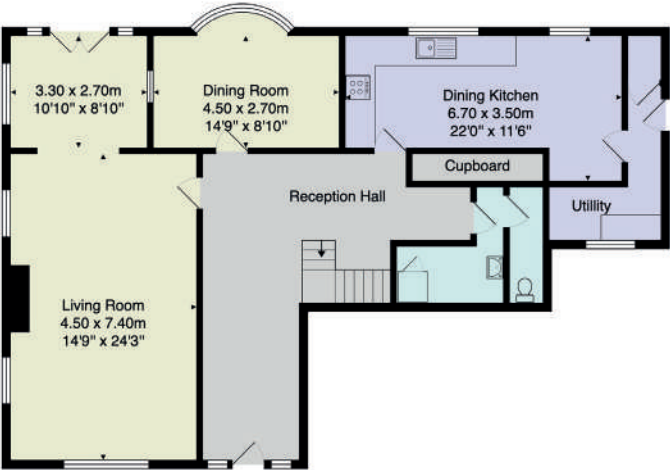
A further bedroom with windows to the rear and side.

BATHROOM

A suite comprising bath, walk in shower and washbasin. Window to the rear.

SEPARATE WC

FLOOR PLAN



Ground Floor



First Floor

Total Area: 222.1 m² ... 2391 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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Outside

Long driveway provides extensive parking leading to detached double garage with workshop.

A particular feature to the home are the beautiful and generous gardens to the front and rear, predominately lawned with mature planting and hedging.

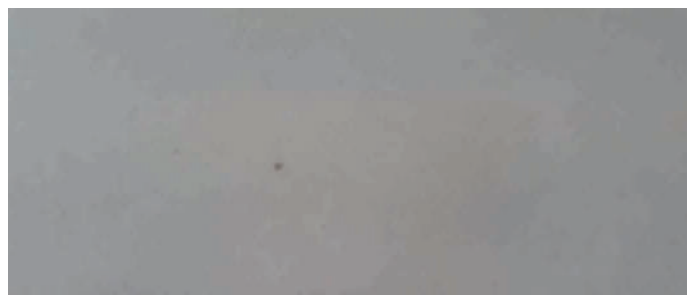
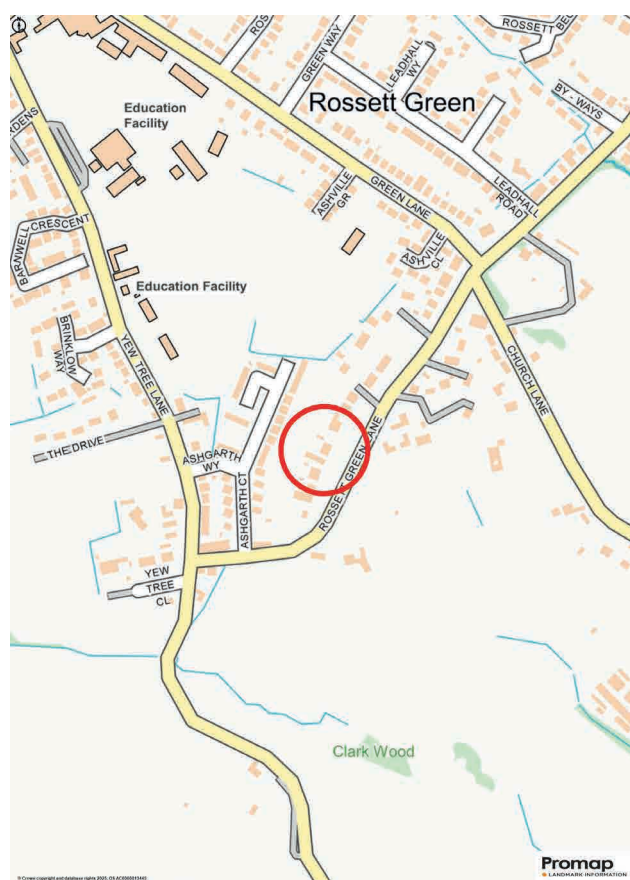
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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