



1a Roslyn Road, Harrogate, North Yorkshire, HG2 7SB

£480,000

Guide Price



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A superb four-bedroom semi-detached property occupying a mature corner plot located adjacent to the Harrogate Stray.

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This individual property offers generous and well-apportioned living area, arranged over three levels, including designer fittings, gas central heating, double glazing, enclosed gardens, off-street parking and generous single garage.

This superb home is ideally situated on the favoured south side of Harrogate, adjacent to the Stray and within easy walking distance Harrogate town centre and well-regarded primary and secondary schools. An early internal inspection is recommended to appreciate the quality of this excellent home. Offered for sale with no onward chain.





## GROUND FLOOR

### ENTRANCE HALL

With attractive exposed tongue-and-groove flooring and double-glazed window to the front.

### CLOAKROOM

Fitted with a modern suite comprising low flush WC and pedestal washbasin with tiled splashbacks, and tiled floor.

### LOUNGE

A spacious room with deep double-glazed bow window to side and two double-glazed windows to front. Fireplace with wood surround having iron grate with tiled inset and hearth housing living-flame gas fire. With low-level fitted storage cupboards to right-hand recess and fitted shelving above.

### CONSERVATORY

Being fully double-glazed and with French doors leading to the private, enclosed front garden. Attractive porcelain-tiled flooring.

### OPEN-PLAN DINING KITCHEN

#### KITCHEN AREA

Fitted to a high standard with an extensive range of wall and base units with work surfaces above and Belfast sink. Including large six-ring gas range cooker with stainless-steel splashback and extractor hood above. Porcelain-tiled flooring and low-voltage spotlighting to ceiling.

#### DINING AREA

A spacious area with wood flooring, double-glazed window to side, double-glazed French door leading to side courtyard and low-voltage spotlighting to ceiling.

## FIRST FLOOR

### BEDROOM 1

A spacious double bedroom with deep double-glazed bow window to side and two double-glazed windows to front. With extensive range of good quality fitted wardrobes and low-voltage spotlighting to ceiling.

### BEDROOM 2

A good-sized double bedroom with double-glazed window to side.

### BEDROOM 3

A further bedroom with double-glazed oriel window to side.

### BATHROOM

Modern white suite comprising low-flush WC, designed washbasin with oval bowl, panelled bath with shower attachment and fully tiled separate shower cubicle. With attractive tiling to walls and floor, chrome ladder-style heated towel rail, two double-glazed windows to front and low-voltage spotlighting to ceiling.

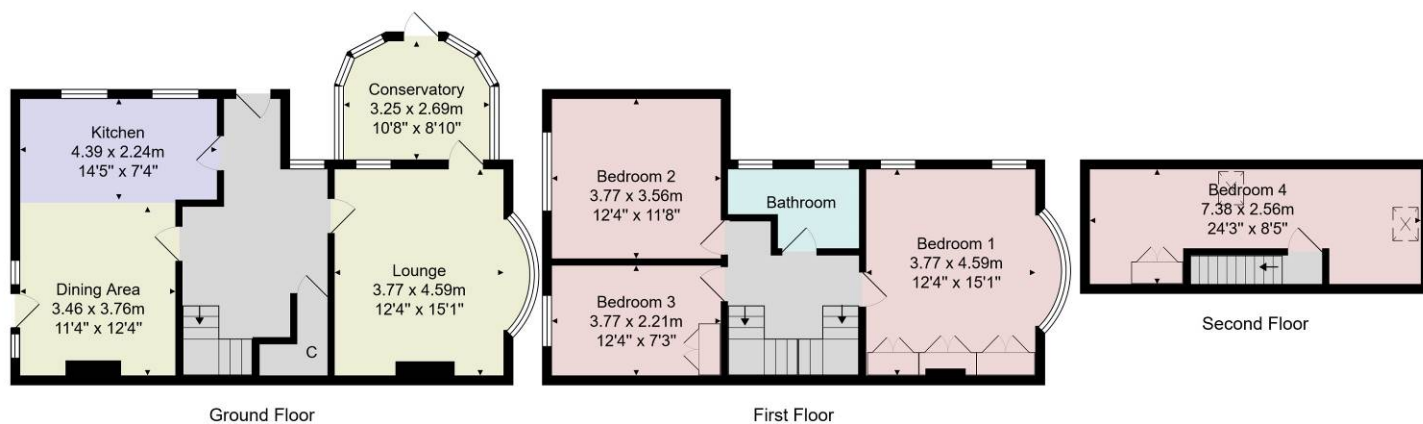
### BEDROOM 4

With skylight windows to front and side, laminate wood flooring and fitted shelved cupboard.

## OUTSIDE

To the front of the property, a flagged driveway provides off-street parking for **two vehicles** and leads to a good-sized DETACHED GARAGE (18'2 x 9'8) with up-and-over door to the front and access door to the side, double-glazed window to rear, power and light. To the rear of the garage there is a private, enclosed courtyard. To the front of the property, there is a stone-flagged forecourt, plus enclosed lawned garden with mature shrubs and bushes. Further gardens to the left-hand side of the property.





Total Area: 134.5 m<sup>2</sup> ... 1448 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.  
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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 |                         |           |
| (69-80)                                     | C |                         | 77        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 57                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| www.epcau.com                               |   |                         |           |