



1 Roseville Avenue, Harrogate, North Yorkshire, HG1 4SU

**£260,000**

Offers Over

# 1 Roseville Avenue, Harrogate, North Yorkshire, HG1 4SU

---

A well-presented three-bedroom town house in this very popular residential district just off Knaresborough Road.

---

The property has the advantage of spacious dining kitchen and sitting room, together with three bedrooms and modern bathroom, plus a good-sized enclosed garden to the rear and parking. There is a modern gas central heating system and double glazing.

Roseville Avenue is a quiet street close to a range of shops and amenities and just a short distance from Harrogate town centre via the Stray. No onward sales chain.







## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with bay window and electric fire.

### **DINING KITCHEN**

With space for dining table and feature ornamental range. The kitchen comprises a range of fitted units with electric hob, oven and with space and plumbing for washing machine and integrated dishwasher and fridge.

## **FIRST FLOOR BEDROOMS**

There are three bedrooms on the first floor. The main bedroom has fitted wardrobes.

### **BATHROOM**

A modern white suite comprising WC, washbasin, and bath with shower above.

### **OUTSIDE**

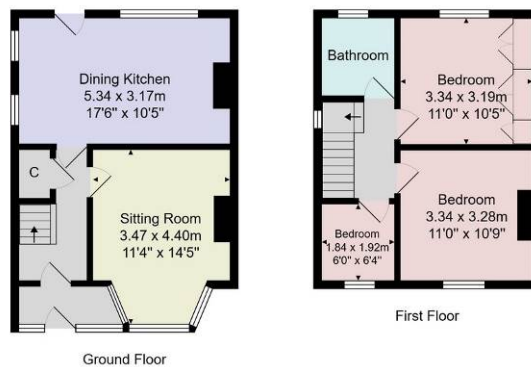
There is a good-sized rear garden with access for off-road parking, lawn, patio and brick store. Timber garden shed.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 75.8 m<sup>2</sup> ... 816 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.

## Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

