



VERITY
FREARSON

THE HOLLIES, 8A ROSSETT GREEN LANE, HARROGATE, HG2 9LJ

OFFERS OVER £1,100,000

THE HOLLIES, 8A ROSSETT GREEN LANE,

Harrogate, HG2 9LJ

A substantial and beautifully appointed five-bedroom detached residence occupying a prime position on one of Harrogate's most sought-after and well-regarded locations, close to open countryside yet within easy reach of the town centre.

The property is perfectly situated to the south of Harrogate and enjoys the tranquillity of nearby open countryside while being just moments from Harrogate town centre, excellent schools, local shops, and the railway station.



2 Reception Rooms · Living Kitchen · Utility Room · Cloakroom

5 Bedrooms · Dressing Room · En-Suite Shower Room · Stylish Bathroom

Ample Off-Road Parking · Detached Garage · Enclosed Lawned Garden With Mature Borders







ACCOMMODATION

This spacious family home is arranged over three floors and features generously proportioned accommodation comprising -

GROUND FLOOR

A welcoming reception hall inviting you to an impressive 38-foot open-plan living dining kitchen, designed by Interiors of Harrogate with bespoke cabinetry, quartz worktops, central island, and a full range of quality integrated appliances. The kitchen flows seamlessly into a split-level dining and living area with French doors opening onto a decked seating area and enclosed garden. A charming sitting room with wood-burning stove, a study, cloakroom and a well-equipped utility room complete the ground floor accommodation.

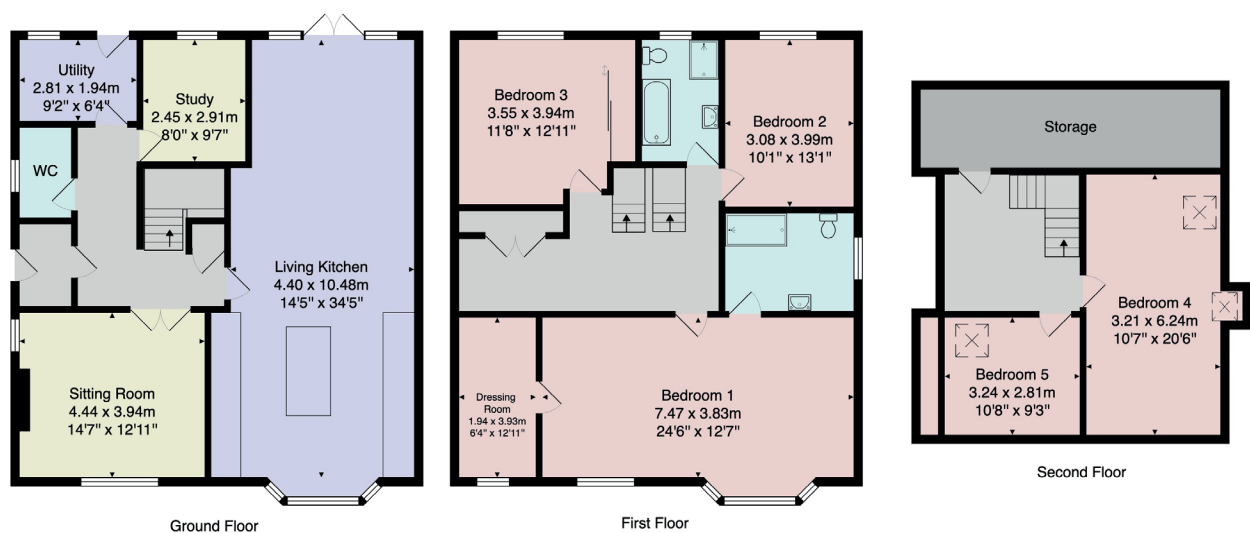
FIRST FLOOR

To the first floor, a generous landing leads to a magnificent principal bedroom suite with a walk-in dressing room and a luxurious fully tiled en-suite shower room. There are two further double bedrooms and a stylish family bathroom with freestanding back to wall bath and walk in shower.

SECOND FLOOR

The second floor offers a spacious landing area with access to ample eaves storage and two additional double bedrooms, ideal for guests, teenagers, or home working.

FLOOR PLAN



Total Area: 242.0 m² ... 2605 ft² (excluding storage)
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

Outside, the property is approached via electric wrought-iron gates, opening onto a large brick-paved driveway providing extensive parking and leading to a detached garage (29'1" x 11'5"). To the rear, there is a beautifully enclosed garden with a neat lawn, mature borders, and a timber decked terrace, offering a delightful setting for outdoor dining and family gatherings.

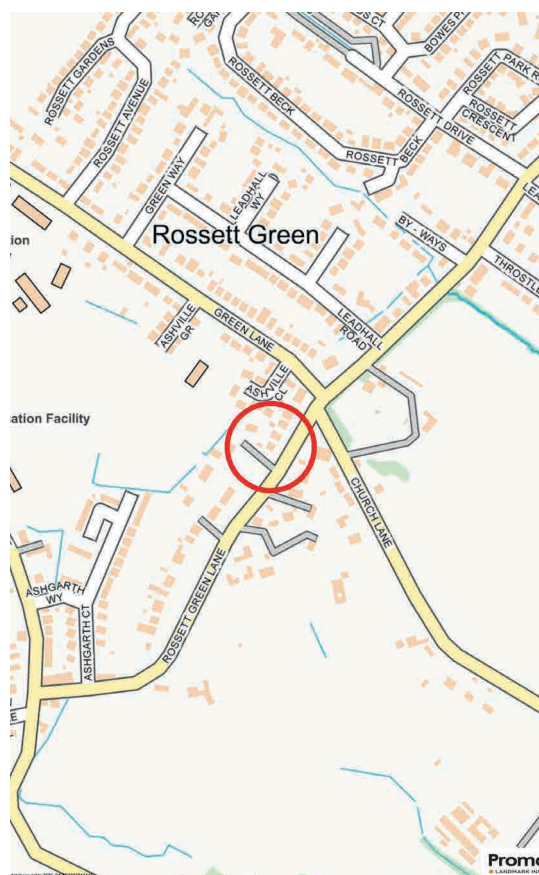
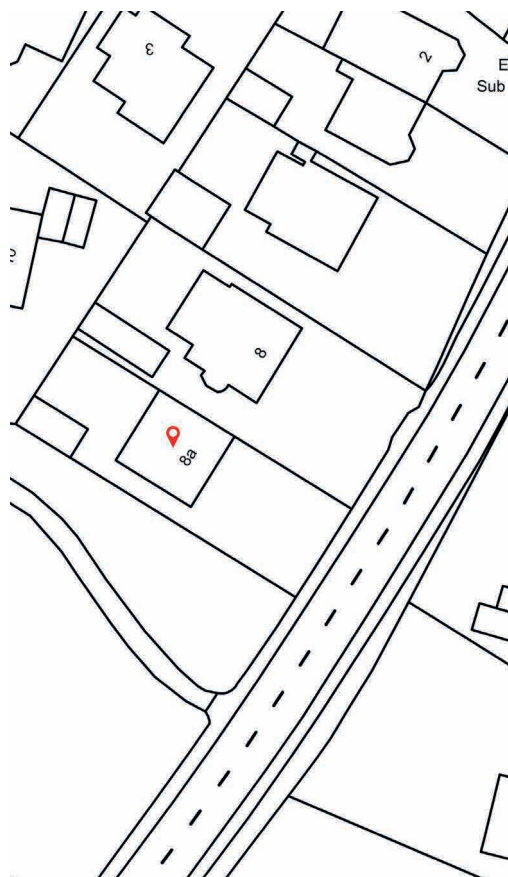
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Harrogate

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