



VERITY
FREARSON

8 ROSSETT WAY, HARROGATE, HG2 0EE

OFFERS OVER £600,000

8 ROSSETT WAY,

Harrogate, HG2 0EE

A well-presented four-bedroom semi-detached home with off-street parking and a tranquil, landscaped rear garden, situated on this sought-after residential street in the south-west of Harrogate.

Rossett Way is a quiet and well-maintained location with a strong community feel and no through-traffic, making it particularly appealing to families and professionals. A fantastic opportunity to purchase this family home within catchment of popular secondary and primary schools, local shops, cafés, pubs and green spaces, while also benefiting from convenient transport links including regular bus services, nearby train stations and easy access to major road networks.

This thoughtfully designed home offers spacious and flexible accommodation, finished to a high standard throughout, and would make an ideal long-term family home.



Sitting Room · Office · Living Kitchen · Utility Room

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Electric Vehicle Charging Point · Lawned Garden







ACCOMMODATION

GROUND FLOOR

On the ground floor, an entrance hall leads to a large light filled reception room with bay window to the front, providing an attractive and welcoming living space. There is a beautifully designed open-plan kitchen, living and dining room to the rear, which forms the heart of the home and features glazed doors opening directly onto the garden, creating an excellent space for everyday family life and entertaining.

The ground floor also benefits from a useful laundry area with large sink, additional storage with gym area incorporating underfloor heating, a ground-floor WC, and a dedicated home office, ideal for those working from home.

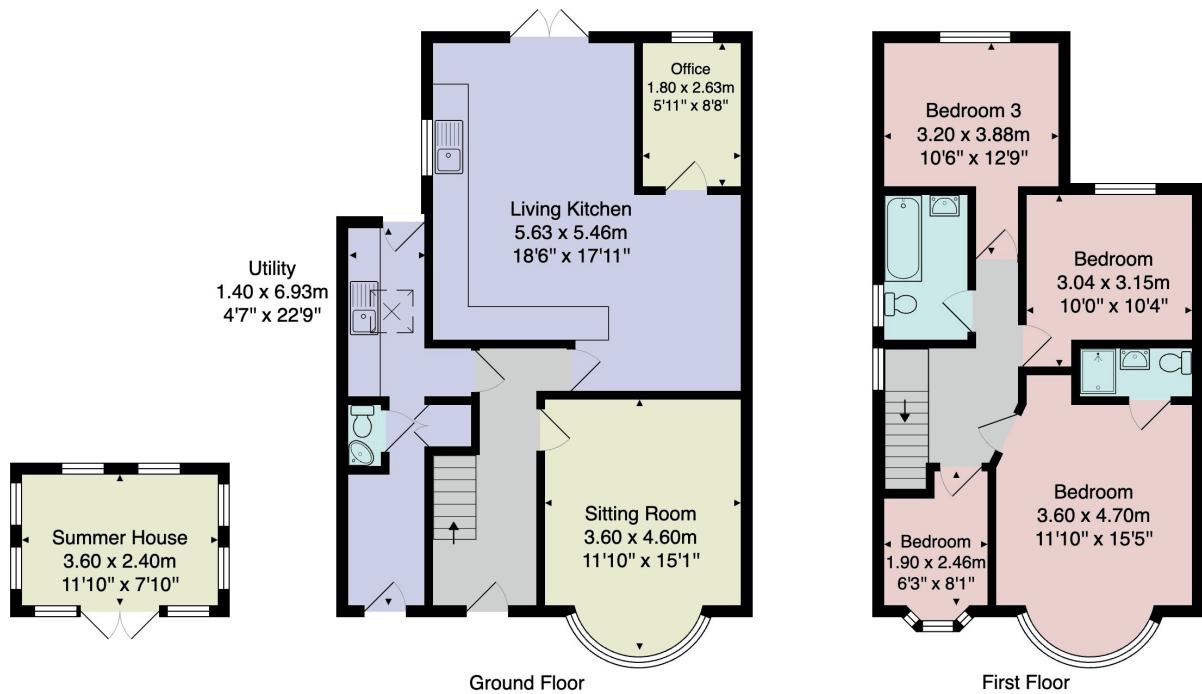
FIRST FLOOR

On the first floor, there are four well-proportioned bedrooms. The main bedroom features a large bay window to the front and a modern en-suite shower room. The remaining bedrooms are all served by a contemporary house bathroom.

LOFT

A pull down ladder provides access to a loft offering useful storage space.

FLOOR PLAN



Total Area: 124.3 m² ... 1338 ft² (excluding summer house)

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

Externally, the property enjoys a beautifully landscaped and fully enclosed rear garden. There is a lawned area, a large stone patio ideal for al fresco dining, and a charming bench seating area positioned to enjoy the afternoon sun. The garden also features mature planted borders, a shed and a summerhouse providing an additional peaceful space for relaxing or hobbies, with six electrical plug sockets.

To the front of the property, a driveway provides off-street parking for two vehicles and includes an electric vehicle charging point, two external power sockets and an outside tap.

Agent's Note

We are advised that the property is connected to all mains services and benefits from gas central heating.

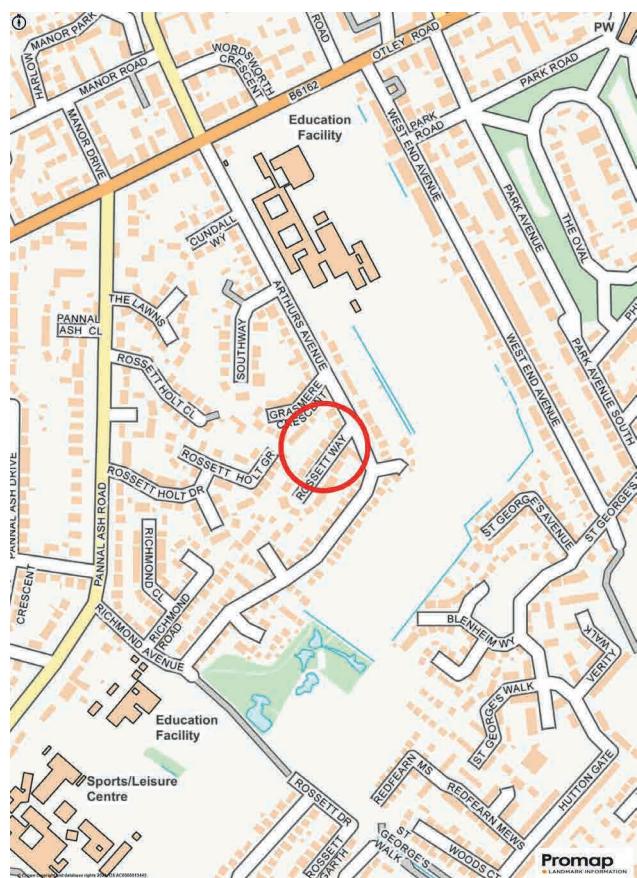
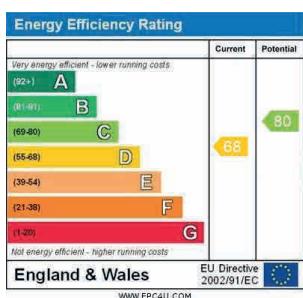
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk

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