



VERITY
FREARSON

KARINYA, 14A ROSSETT GREEN LANE, HARROGATE, HG2 9LJ

GUIDE PRICE £1,650,000

KARINYA, 14A ROSSETT GREEN LANE,

Harrogate, HG2 9LJ

An attractive and very spacious five-bedroom detached home extending to 3,600 square feet PROVIDING POTENTIAL ANNEXE ACCOMMODATION, occupying a generous plot which is approximately one third of an acre, with mature gardens and a generous driveway which is accessed via electric gates and is situated in this prime south Harrogate position.

This impressive property has been extensively remodelled and improved by the current owners and the spacious and beautifully presented accommodation now offers flexible living space. On the ground floor there are several reception rooms offering versatile accommodation to suit the buyer's individual requirements. In the centre of the ground floor there is a stunning open-plan kitchen and dining area with modern fitted high-quality units and glazed bi-folding doors leading to the garden. There is also a study, utility room and cloakroom, as well as a further room which could be utilised as an additional reception room or ground-floor bedroom with en-suite shower room. Upstairs, there are four double bedrooms, and three en-suite bathrooms. A particular feature of the property is the impressive and substantial plot. Electric gates lead to a generous driveway with a central water feature, and there is access to the integral double garage. The property is surrounded by attractive gardens with lawn, planted borders and various sitting areas and also has a sunken hot tub.

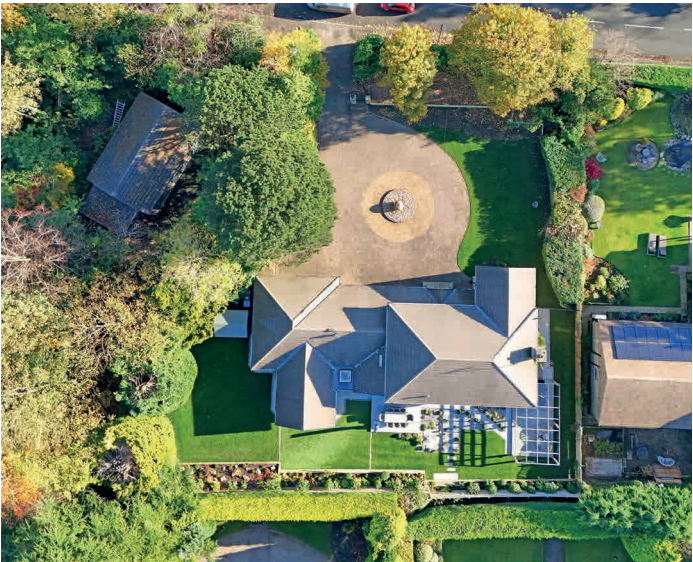


4 Reception Rooms · Study · Dining Kitchen · Utility Room · Cloakroom

5 Bedrooms · 4 En-Suites

Off-Road Parking · Integral Double Garage · Landscaped Gardens · Sunken Hot Tub







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

Spacious reception room with bi-folding doors leading to the garden. Contemporary gas fire and media wall.

LIVING ROOM

Providing a further sitting area with bay window to front and windows to side.

FAMILY ROOM

A further reception room with bi-folding doors leading to the garden.

CLOAKROOM

WC and washbasin. Heated towel rail.

DINING KITCHEN

Dining area with glazed bi-folding doors leading to the garden and tiled flooring. There is a stylish and newly fitted kitchen which comprises a range of modern fitted units with quartz worktop, island and breakfast bar. Miele integrated appliances, including induction hob, fan oven, steam oven, microwave, warming drawer and integrated dishwasher. There is also a full-height integrated fridge and freezer and a Quooker boiling-water tap.

UTILITY ROOM

With space and plumbing for washing machine and fitted units with worktop.

DINING ROOM

A further large reception room with bay window to front and stone fireplace with gas fire.

STUDY

Providing a useful workspace.

BEDROOM 5 / SNUG

A versatile additional room which could be a reception room or potential fifth bedroom, with bay window overlooking the garden.

SHOWER ROOM

A useful ground-floor shower room with WC, washbasin set with a vanity unit and shower. Heated towel rail.

FIRST FLOOR LANDING

With useful storage cupboards and access to a boarded loft.

BEDROOM 1

A large double bedroom with fitted wardrobes.

EN-SUITE BATHROOM

With WC, twin washbasins, bath and shower. Tiled walls and floor. Heated towel rail.

BEDROOM 2

A double bedroom with fitted wardrobes. Bay window to front with window seat.

JACK-AND-JILL EN-SUITE SHOWER ROOM

With WC, washbasin and shower. Tiled walls and floor. Heated towel rail. Access to Bedrooms 2 and 3.

BEDROOM 3

A double bedroom with fitted wardrobes and access to the en-suite.

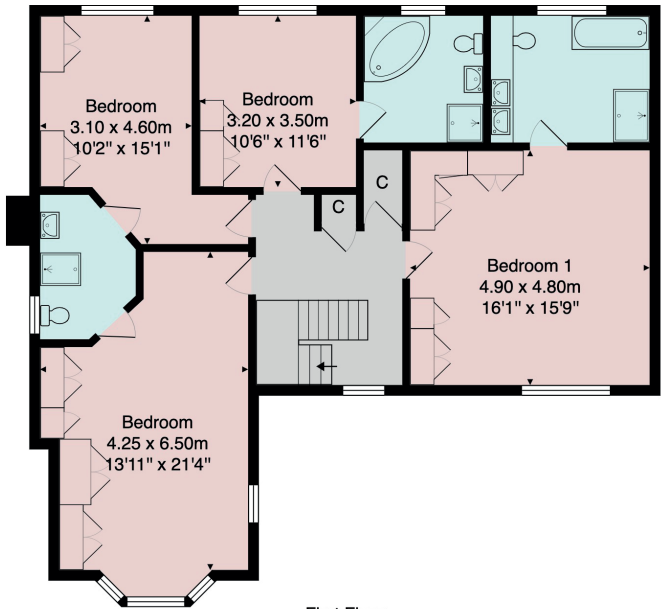
BEDROOM 4

A double bedroom with fitted wardrobes and en-suite.

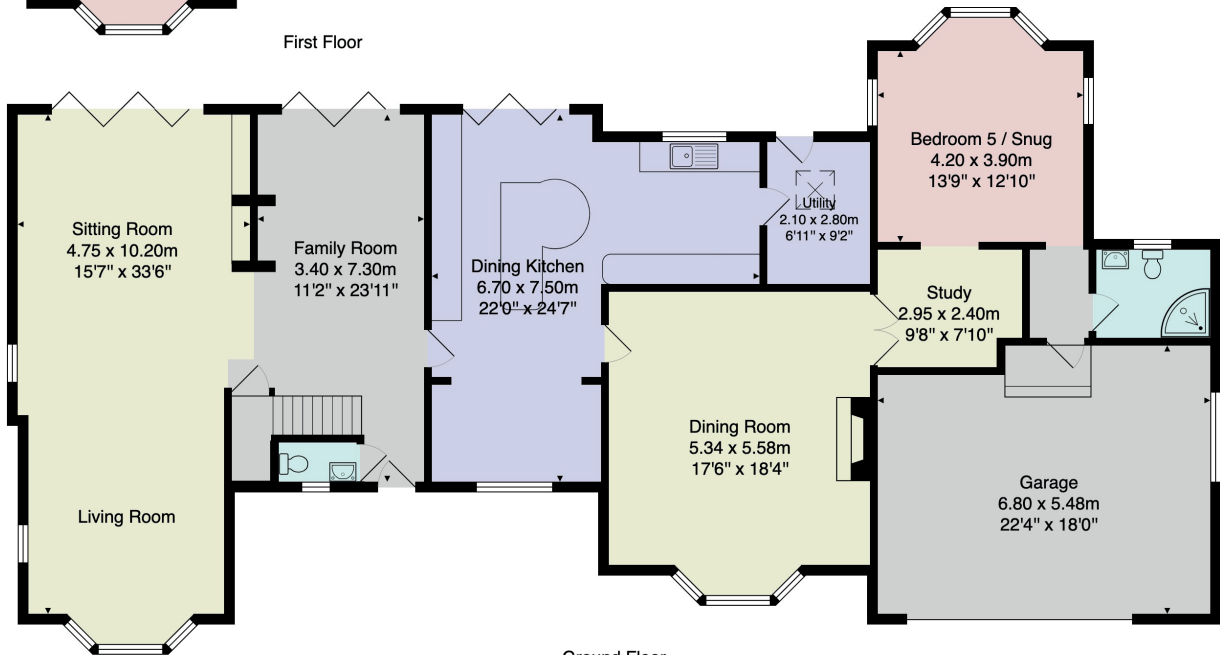
EN-SUITE SHOWER ROOM

With WC, washbasin, bath and shower. Tiled walls and floor. Heated towel rail.

FLOOR PLAN



First Floor



Ground Floor

Total Area: 329.8 m² ... 3550 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

Electric gates lead to an impressive sweeping driveway providing ample parking. There is a central water feature and access to an integral double garage with electric door and part-boarded loft. Lawned front garden with mature planted borders. There is an attractive landscaped rear garden with lawn, paved and decked, sitting areas, planted borders, sunken hot tub and timber garden shed. Outside feature lighting.

Location

The property is situated in this prime south Harrogate location in one of Harrogate's best-regarded streets, close to popular schools and just a short distance from Harrogate town centre.

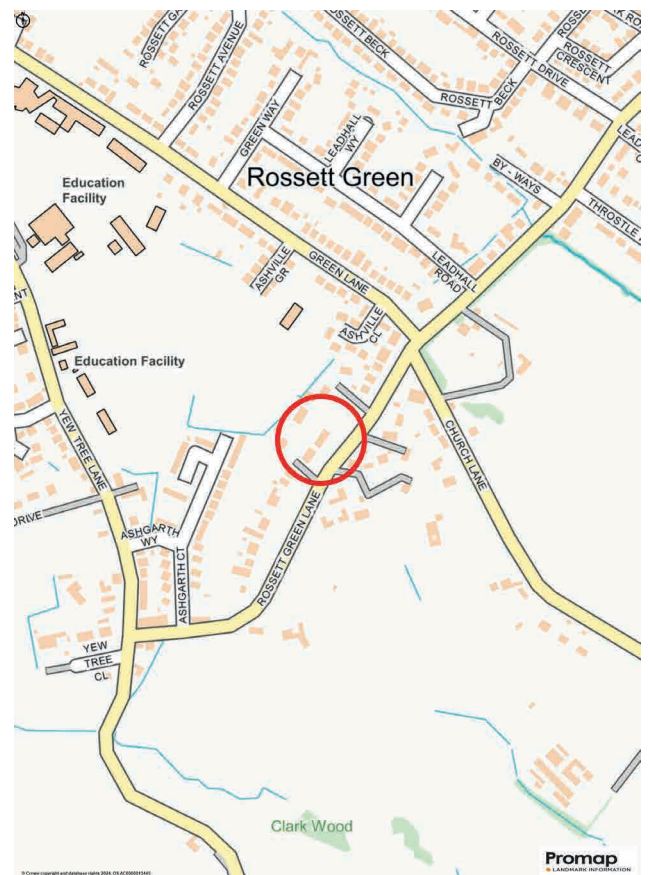
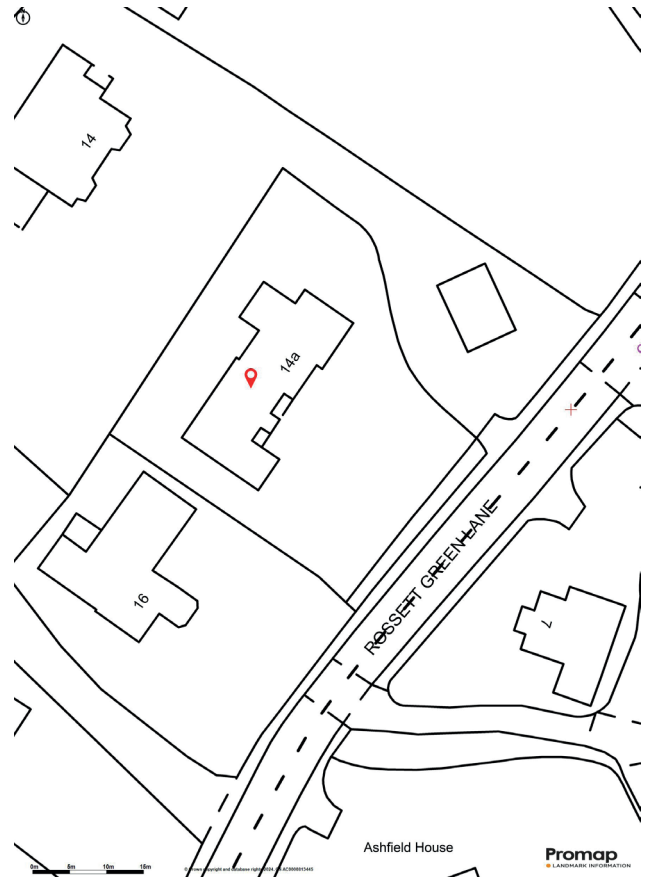
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	73	78
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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