



Rosedale, Harrogate HG3 1LB

- LOCATED IN THE HEART OF PANNAL
- Three generous bedrooms
- Modern kitchen leading to utility room with guest WC
- Extended & refurbished over the years
- Close to local amenities to include highly regarded primary school, train station & shop
- Attractive gardens with stream running through
- Two reception rooms
- Driveway for multiple vehicles & attached garage
- Superb presentation throughout
- Council Tax Band F

HUNTERS[®]
EXCLUSIVE

Guide Price £650,000

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DESCRIPTION

A most impressive three bedroom detached bungalow, with attractive rear garden with stream running through; having undergone a programme of extension and refurbishment by the current owners over the years, to create generous and flexible living space throughout. This amazing property is situated in a highly sought after location in the heart of Pannal village, to the south of Harrogate with the wide ranging amenities on offer to include railway station, highly regarded primary school and golf club.

The immaculate accommodation comprises: Entrance hallway, lounge with bay window and feature fireplace, dining room with sliding patio doors opening to the rear garden, modern kitchen with integrated appliances leading to a utility room with further door opening to the rear garden, access to the garage and a guest WC. Three generous bedrooms are accessed from the hallway and a modern house bathroom.

To the outside, the property is approached by a sloped driveway, providing ample off road parking for multiple vehicles, leading to an attached garage with up and over door, power and light laid on and internal door. There is a tiered, lawned front garden with flower bed, hedging and pathway to the front door. Side gated access opens to the most attractive rear garden laid mainly to lawn, with patio area, sun terrace, summer house, mature flower beds and bushes. There is a stream running through the garden with a bridge leading to a further lawn garden with timber shed and gate leading to the rear.

To fully appreciate the accommodation on offer both inside and out, we strongly recommend an early viewing.

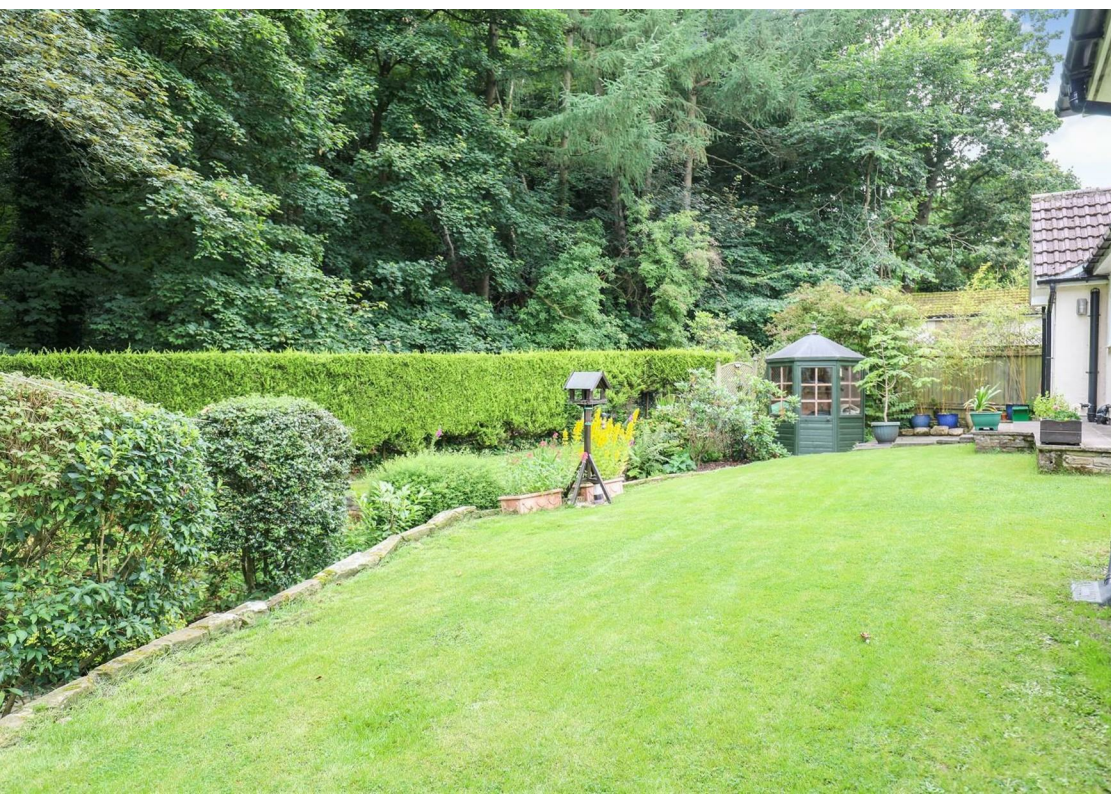
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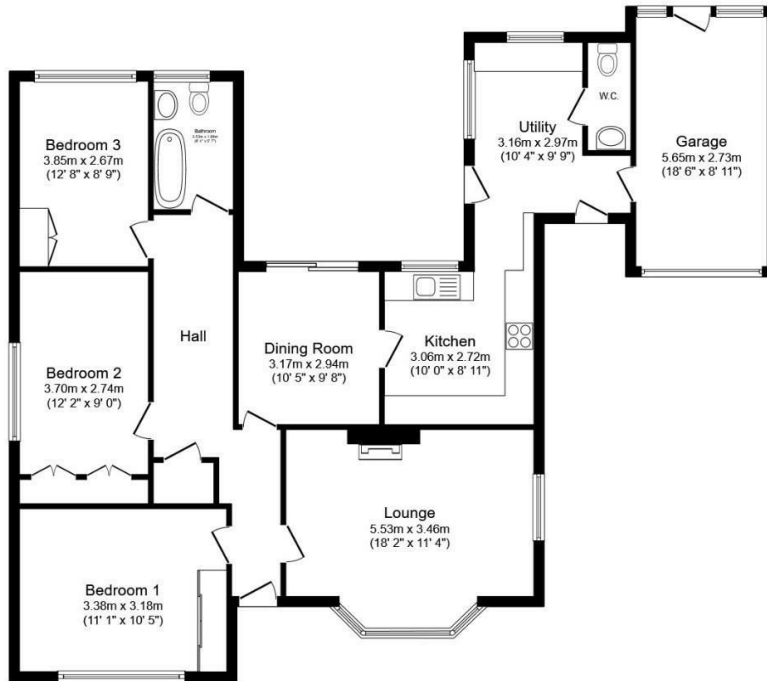
This property produces 5.0 tonnes of CO2
Energy rated D

Material Information - Harrogate
Tenure Type: Freehold

Council Tax Banding: F







Total floor area 125.0 sq.m. (1,346 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

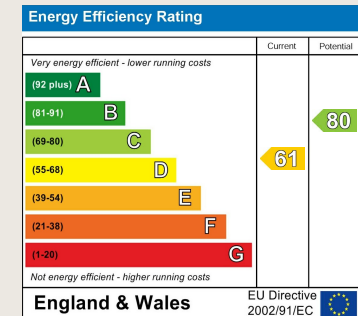
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.