



Roslyn Road, Harrogate, HG2 7SB

- Located in a the sort after Saints area
- Two spacious reception rooms for family living and entertaining
- Separate utility room for added practicality
- South-facing garden
- Loft room with development potential (STPP)
- Three well-proportioned bedrooms and two modern bathrooms
- Stylish open-plan kitchen/diner
- Light-filled conservatory overlooking the garden
- Off-street parking for up to three cars
- Council Tax Band D



Offers Over £500,000

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DESCRIPTION

Located on Roslyn Road, this semi-detached home offers the perfect blend of comfort, space, and convenience. Boasting three well-proportioned bedrooms and two modern bathrooms, it's ideally suited for families looking for a stylish and practical place to call home.

The property is set in a private location on a peaceful cul-de-sac, offering a quiet and safe environment — ideal for families or those seeking a tranquil setting.

The ground floor features two spacious reception rooms, perfect for relaxing or entertaining guests, along with a stylish open-plan kitchen/diner, ideal for modern family living and social occasions. A separate utility room adds extra convenience for laundry and storage needs. In addition, there is a separate downstairs WC and shower room, providing added flexibility and comfort for family life or guests. The extended layout also includes a light-filled conservatory that brings a wonderful sense of openness and connection to the garden. The south-facing garden is a standout feature, offering a private and sunny retreat perfect for outdoor dining or summer entertaining.

The property also benefits from off-street parking for up to three vehicles — a rare asset in this prime residential location. Local amenities, highly regarded schools, and Harrogate Hospital are all within easy reach, adding to the convenience of everyday living.

Upstairs, a loft room provides excellent potential for further development — whether as a home office, hobby room, or additional bedroom, subject to the necessary consents.

This is more than just a house — it's a warm and welcoming home in one of Harrogate's most desirable neighbourhoods. Early viewing is highly recommended.



EPC

Energy rating TBC

This property produces TBC tonnes of CO2

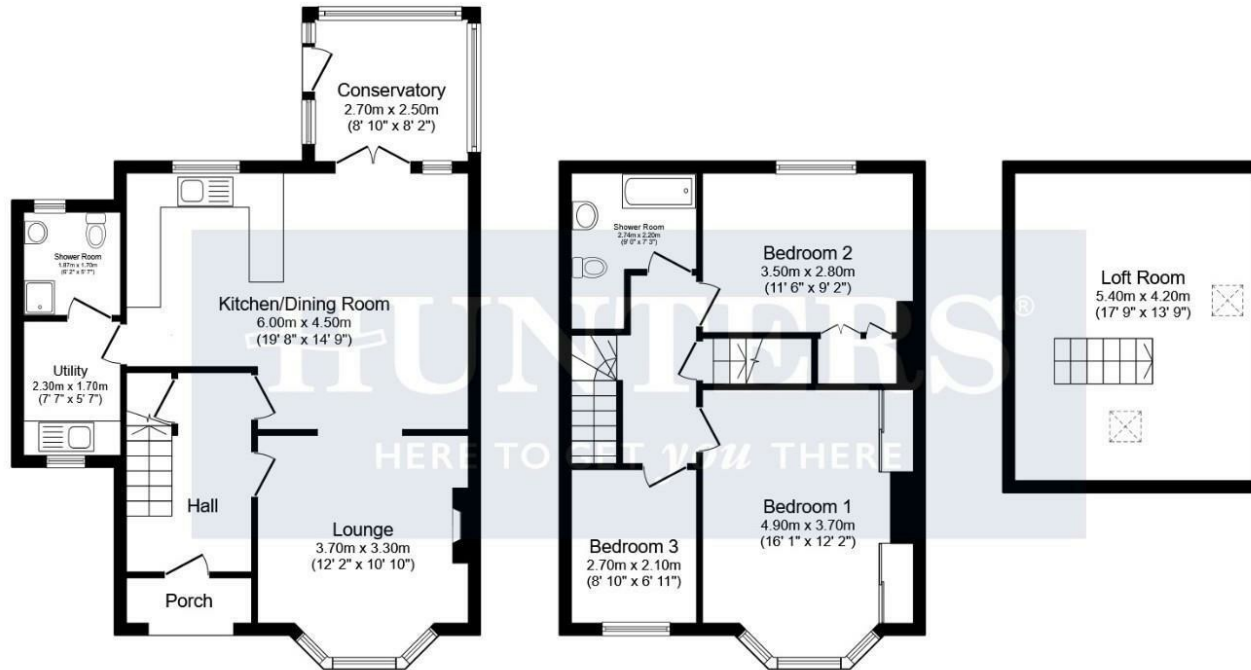
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: D



3 Roslyn Road, Harrogate, HG2 7SB



Total floor area: 134.7 sq.m. (1,450 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.

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

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.