

**THORNFIELD LODGE  
31 ROSSETT DRIVE  
HARROGATE, HS2 9NS**



**NICHOLLS  
TYREMAN**





## THORNFIELD LODGE | 31 ROSSETT DRIVE | HARROGATE | HG2 9NS

A fabulous opportunity to purchase this delightful attached cottage style property located in this extremely quiet cul-de-sac to the favoured south side of Harrogate. Within easy access of the Leeds Road shopping parade, Hornbeam rail links and Harrogate town centre only a short distance away.

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Entrance Hall | Living Room | Kitchen | Utility Room/WC

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Three Bedrooms | House Bathroom

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Driveway | Gardens | Garden Shed

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Council Tax: E | Energy Rating: D | Tenure: Freehold

**£575,000**







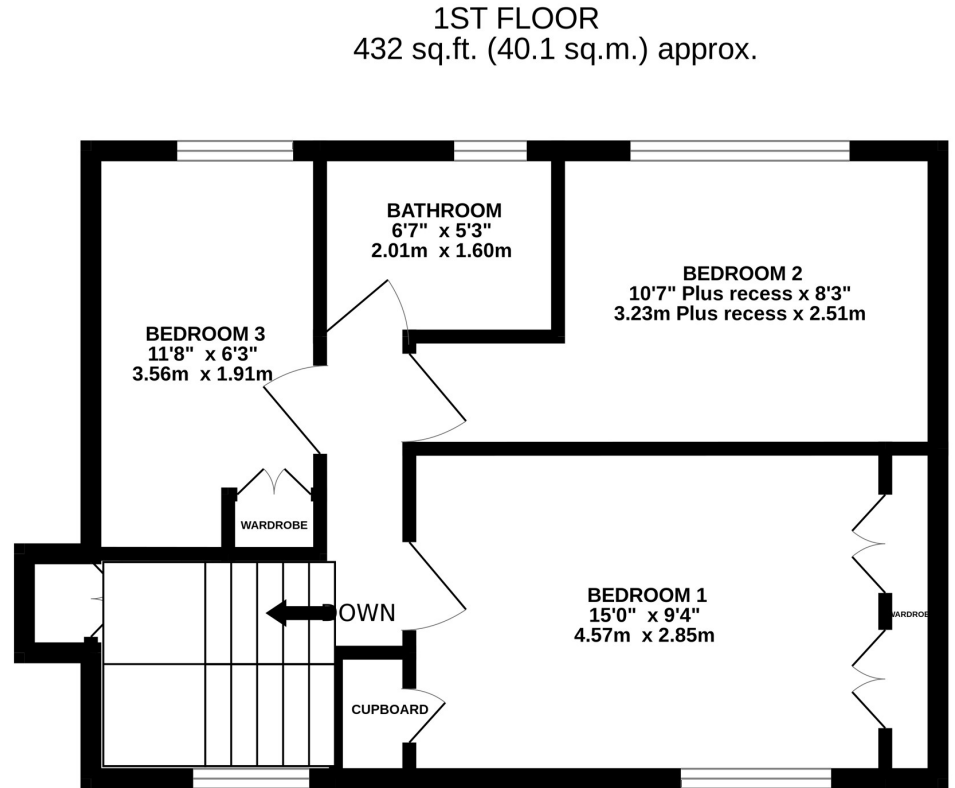
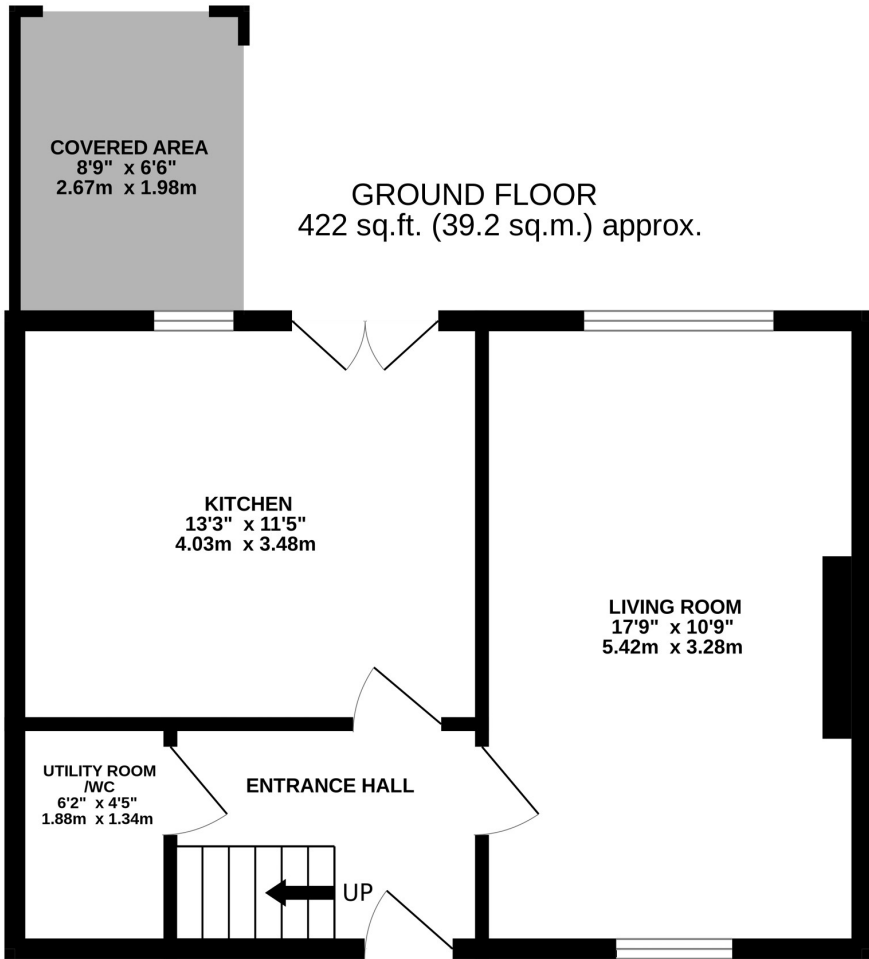
**The property truly requires an internal inspection to appreciate its charm and character, with the benefit of double glazing, centrally heating and with well planned accommodation.**

In brief the property comprises: entrance hall, ground floor cloakroom and utility, through living room having a state of the art gas fire with remote control, breakfast kitchen with double doors leading to the rear. To the first floor are three bedrooms and house bathroom.

To the front of the property are wooden gates leading into a gravel driveway with off-street parking, to the side of the property are double wooden doors leading to extensive lawned gardens with mature boundary hedging, timber boundary fencing, flagged garden, large timber garden shed and pathway leading to a wild garden.







**TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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North Yorkshire HG1 1JX  
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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.