

**15 ROSSETT BECK  
HARROGATE  
HG2 9NT**



**NICHOLLS  
TYREMAN**





## 15 ROSSETT BECK | HARROGATE | HG2 9NT

A fantastic opportunity to purchase this well-appointed five-bedroom detached home on the popular south side of Harrogate within walking distance to fantastic schooling, local shops and multiple transport links.

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Entrance Hall | Living Room | Dining Room | Kitchen | Study | Utility Room | Ground Floor wc

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Five Bedrooms | En-Suite | House Bathroom

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Garden | Garage

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Council Tax: G | Energy Rating: TBC | Tenure: Freehold

**£800,000**

**NO CHAIN**







**The property now offers purchasers with the opportunity to modernise this well looked after home in a great location and is offered with gas fired central heating, double glazing throughout and briefly comprises; Spacious entrance with lovely staircase to first floor, ground floor wc, living room with dual aspect at the front and over the rear garden, kitchen diner with fitted kitchen units and dining area, utility room and home office on the ground floor.**

To the first floor there are five bedrooms which can all be used as double rooms, a house bathroom with fitted suite comprising; w/c, wash basin and shower over bath. The main bedrooms benefit from an ensuite comprising; w/c, wash basin and shower over bath. There is also a large cupboard space on the landing which is a lovely open space with large window.





## OUTSIDE

Externally the property has a spacious in and out driveway with attached double garage that has electric up and over doors.

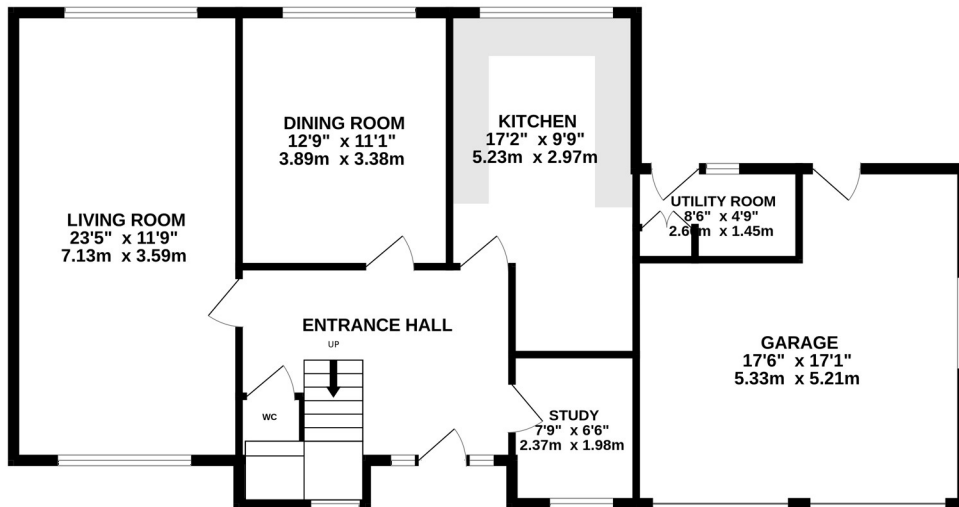
The rear of the property offers a lovely, manicured garden which has been looked after to a high standard over the years and offers a unique feature of a small beck running through the middle of the garden with a wooden bridge to cross it.

There is a well-positioned summer house at the bottom of the garden offering the perfect position to admire the garden.

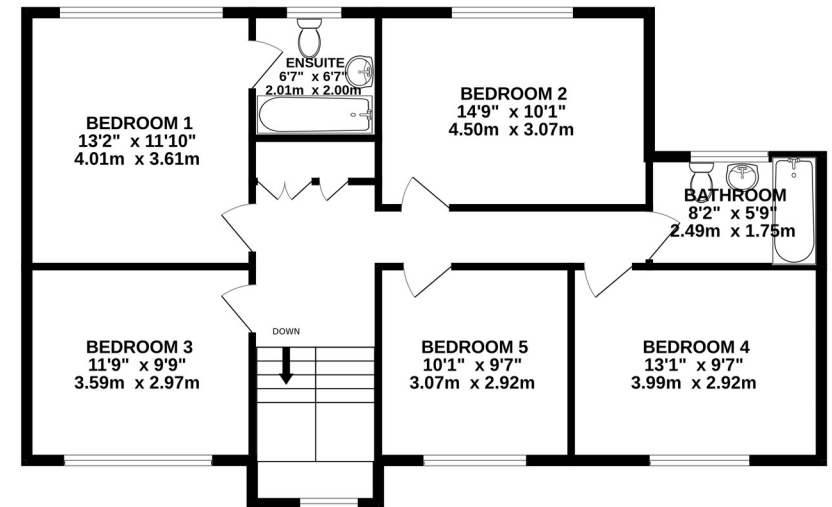




GROUND FLOOR  
1090 sq.ft. (101.2 sq.m.) approx.



1ST FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 2008 sq.ft. (186.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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