

14A ROSSETT GREEN LANE
HARROGATE
HG2 9LJ



NICHOLLS
TYREMAN

14A ROSSETT GREEN LANE | HARROGATE | HG2 9LJ

A fantastic opportunity to purchase this stunning four/five bedroom detached home which extends to over 3,000 sq.ft and occupies a generous plot in one of the most popular residential areas in Harrogate. Rossett Green Lane is located close to local amenities, excellent schooling options and a short distance from Harrogate Town centre.

Entrance Hall | Family Room | Living Room | Breakfast Kitchen | Utility Area | Dining Room | Study | Snug/Bedroom Five | Ground Floor En-Suite

Four Bedrooms | Two En-Suites | Jack and Jill Shower Room

Substantial Gardens | Integral Double Garage | Sunken Hot Tub

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

£1,745,000

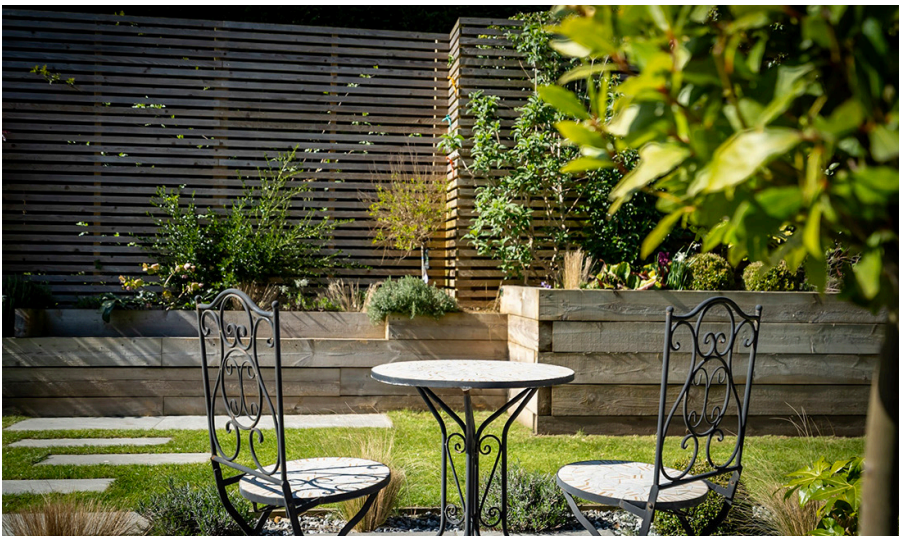




This well-appointed property is offered with gas fired central heating, double glazing and top of the range fixtures and fittings throughout and briefly comprises; entrance hall leading to a lovely family room with bi-folding doors and feature gas fireplace shared with the spacious living room which also offers bi-folding doors out into the lovely rear garden. The breakfast kitchen with bi-fold doors leading onto a paved patio is a stunning space offering modern and newly fitted kitchen comprising a range of modern fitted units with quartz worktop, island and breakfast bar along with an array of Miele integrated appliances. A useful utility area offers plumbing for a washing machine and fitted units. Off the kitchen is a lovely dining room with bay window to the front and stone fireplace. The ground floor also has the benefit of a useful study space and a versatile additional room which can be a reception room or a potential fifth bedroom with bay window and access to an en-suite shower room.

The first floor offers four further bedrooms, all offering space for double beds, built in wardrobe space and access to a bathroom. Bedroom one is a large double bedroom offering smart en-suite bathroom with separate bath and shower. A further two bedrooms share access to a Jack-and-Jill shower room and the final bedroom has access to its own en-suite with separate bath and shower.





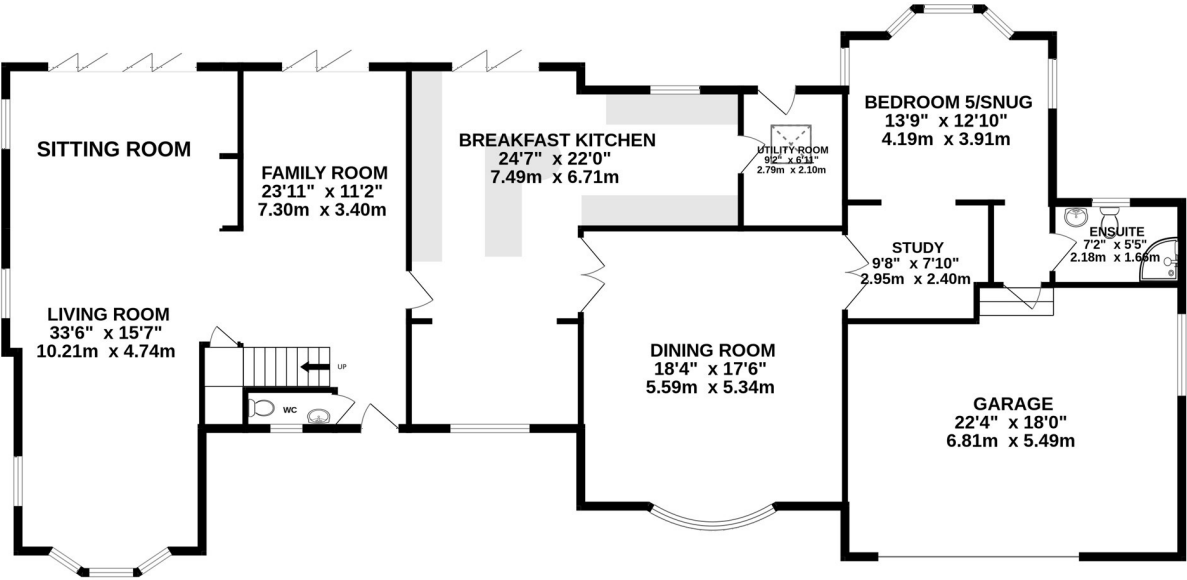
OUTSIDE

Externally the property sits on a substantial plot approached by electric gates and a generous paved driveway at the front with central water feature and access to an integral double garage.

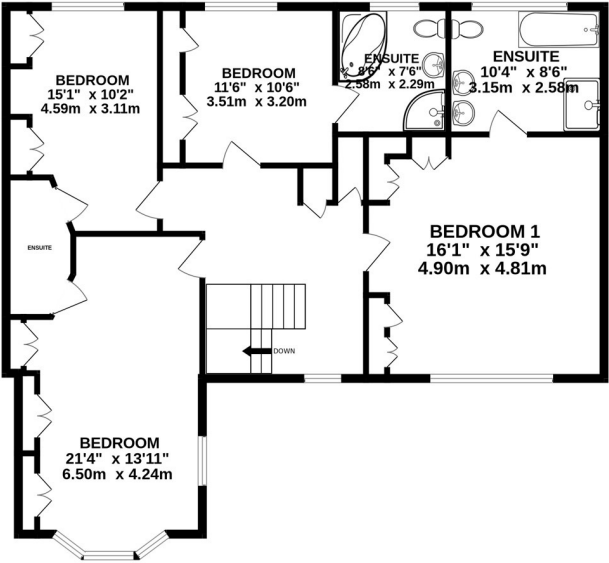
The property is then surrounded by lawned gardens with mature planted beds and offers multiple seating areas to take advantage of the sun and a sunken hot tub.



GROUND FLOOR
2194 sq.ft. (203.8 sq.m.) approx.



1ST FLOOR
1110 sq.ft. (103.2 sq.m.) approx.



TOTAL FLOOR AREA : 3304 sq.ft. (307.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

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