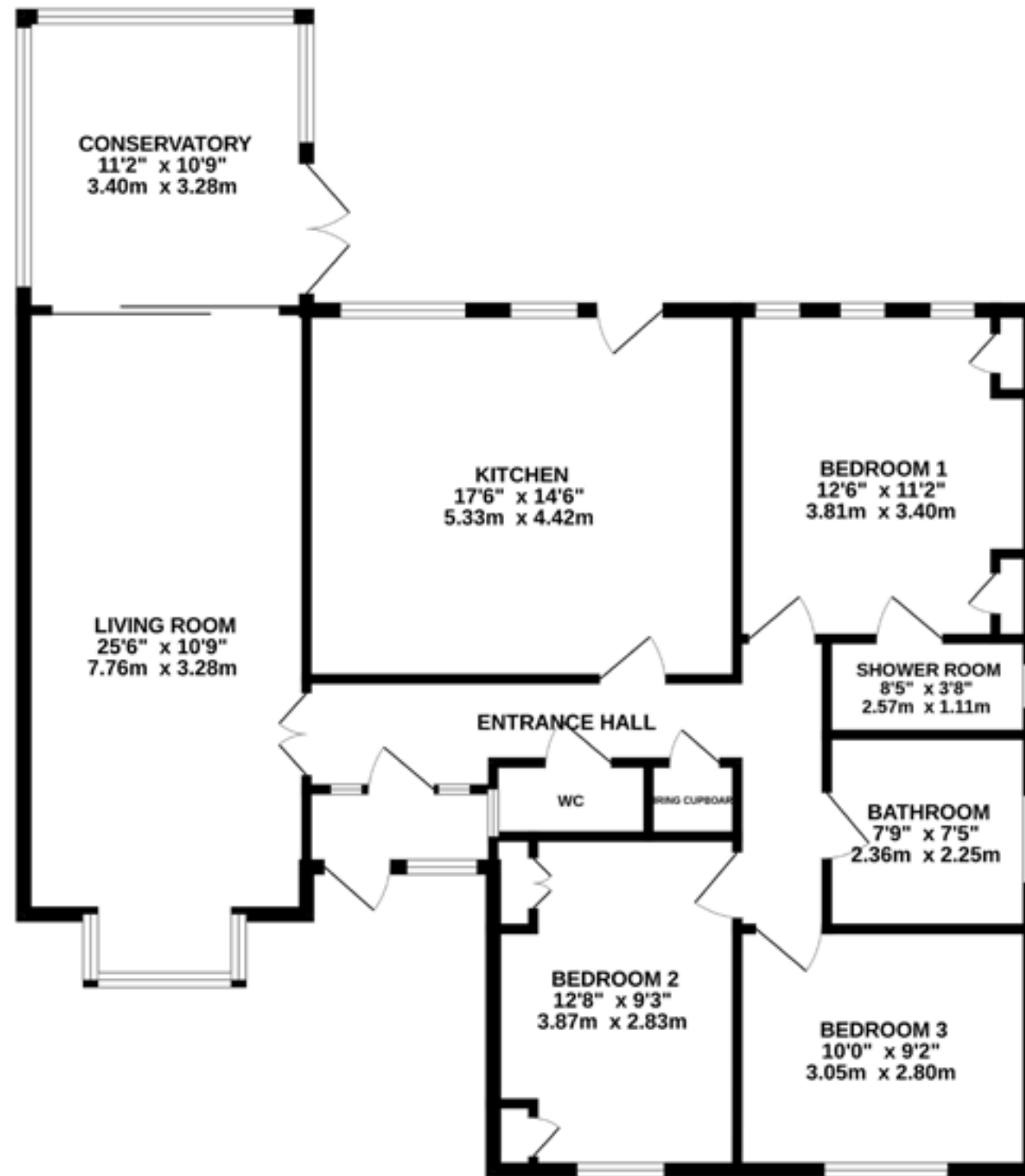


GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NT NICHOLLS
TYREMAN



**3 ROSSETT GARDENS
HARROGATE, HG2 9PP**

£3,000 PCM

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

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.

WWW.NICHOLLSTYREMAN.COM

3 ROSSETT GARDENS | HARROGATE | HG2 9PP

A beautifully presented, stone built, detached bungalow which has recently been fully modernised. The property is located in a quiet cul-de-sac to the favoured south side of Harrogate and truly requires an internal inspection to appreciate the extremely high quality fixtures and fittings throughout.

Entrance Hall | Living Room | Kitchen | Conservatory | Cloakroom with wc

Three Bedrooms | En-suite Shower Room | House Bathroom

Lawned Gardens | Detached Garage

Available Now | Returnable Bond £3,461.53

Unfurnished | No Smokers/Pets | Energy Rating: D | Council Tax: G



A rare opportunity to rent this spacious, modern 3 bedroom bungalow situated in the desirable south side location of Harrogate. The property is offered unfurnished and comprises: Entrance vestibule, entrance hall with separate cloakroom, utility cupboard with Vaillant central heating boiler and plumbing for washing machine, extremely spacious living room with double glazed bay window and sliding doors to a large conservatory overlooking the rear gardens, beautifully appointed fitted kitchen with large island unit, and integrated appliances including induction hob with extractor, fridge freezer and electric oven, Karndean flooring and door to the rear gardens.

There are three good size bedrooms and a fully tiled house bathroom with the master bedroom having a fully tiled en-suite shower room.

