



**3 ROSSETT GARDENS  
HARROGATE**

**£785,000  
CHAIN FREE**

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.

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.

With the benefit of new windows, plumbing and kitchen and bathrooms it offers spacious, well planned accommodation comprising: Entrance vestibule, entrance hall with separate cloakroom, utility room 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.

**3 BEDROOMS**

**2 RECEPTION ROOMS**

**2 BATHROOMS**

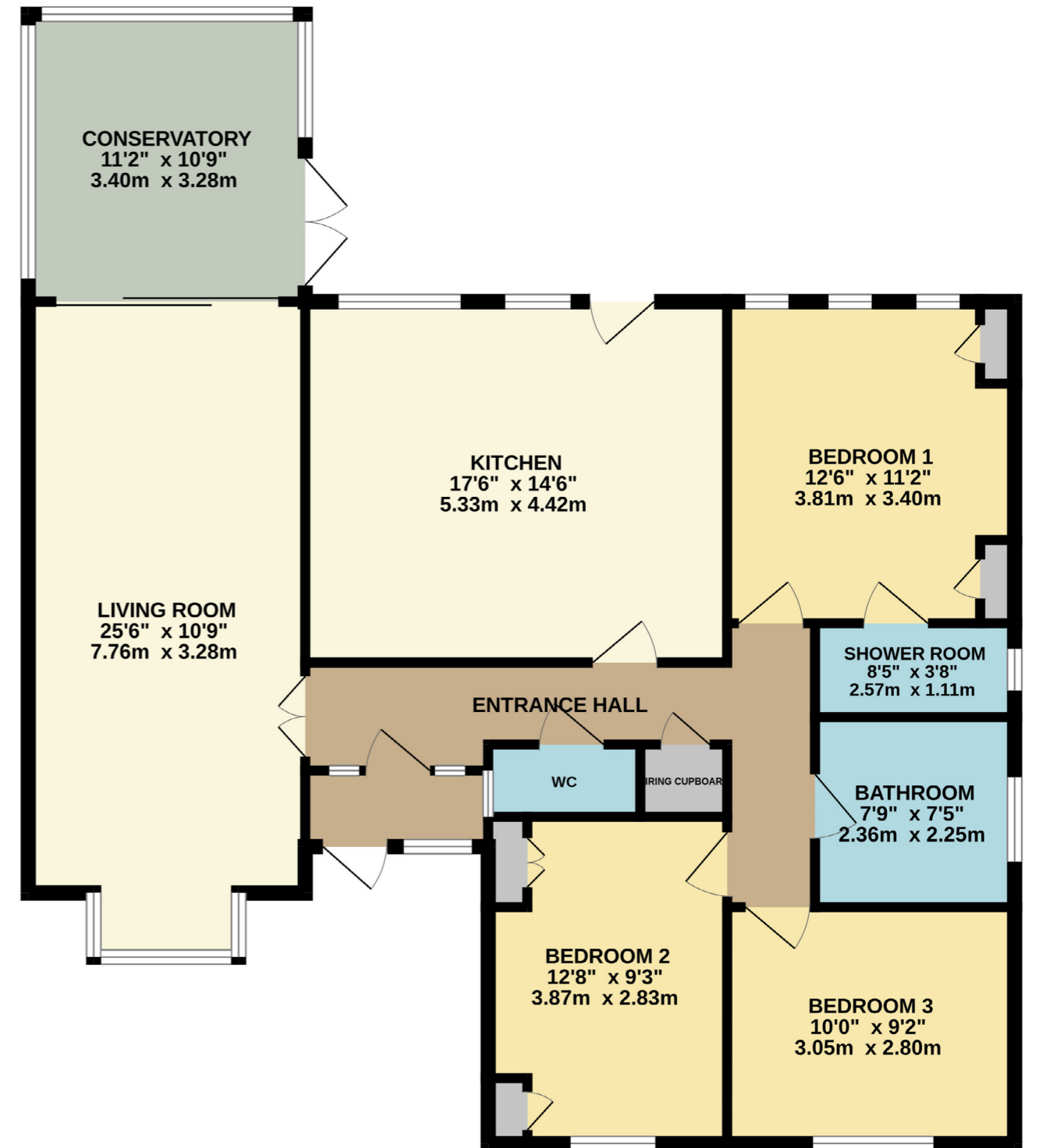
**COUNCIL TAX: G**

**ENERGY RATING: D**

**TENURE: FREEHOLD**



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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## DIRECTIONS - HG2 9PP

From Harrogate take the Otley Road and at the traffic lights turn left into Pannal Ash Road. At the roundabout take the first turning into Green Lane and turn left into Rossett Avenue. Follow the road round to the left into Rossett Gardens.



## APPROXIMATE DISTANCES

Town Centre	1.3 miles
Railway Station	1 mile
Bus Route	500 metres
Airport	10.8 miles

## INSIDE

### GROUND FLOOR

Entrance Hall

Cloakroom with wc

Living Room

25'6" x 10'9"

Conservatory

11'2" x 10'9"

Kitchen

17'6" x 14'6"





## GROUND FLOOR

Bedroom One	12'6" x 11'2"
En-suite Shower Room	8'5" x 3'8"
Bedroom Two	12'8" x 9'3"
Bedroom Three	10' x 9'2"
House Bathroom	7'9" x 7'5"



## OUTSIDE

To the front of the property is a lawned garden with specimen plants and hedging.

An extensive block paved side driveway leads to...

**Detached Garage**  
with electric up and over door.

To the rear of the property are south facing gardens set mainly to lawn with mature flowering borders and boundaries hedging, offering great privacy.