



54 Rossett Avenue, Harrogate

£475,000 Guide Price



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A superb three-bedroom detached bungalow providing well-presented accommodation, situated in a desirable residential location on the south side of Harrogate.

This excellent property provides spacious accommodation with a large sitting room, together with a well-equipped, modern kitchen, three good-sized bedrooms, modern shower room. The bungalow occupies a generous plot, having a driveway, garage with greenhouse and an attractive rear garden with lawn and sitting areas.

Rossett Avenue is a prime and quiet residential position, well served by local amenities and within walking distance of a popular shopping parade, an M&S Food Hall and Hornbeam Park railway station. Offered for sale with no onward chain.

OUTSIDE A drive provides parking and leads to a garage. To the rear of the property there is a good-sized garden with lawn, paved and decked sitting areas, well-stocked planted borders and greenhouse.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



ACCOMMODATION The well-presented accommodation benefits from uPVC double glazing and gas-fired central heating and comprises -
ENTRANCE HALL

Built-in storage cupboard.

SITTING ROOM

A spacious reception room with electric fire and window to the front and side.

KITCHEN

With a range of fitted modern units with induction hob, integrated fridge / freezer, dishwasher and oven, with space and plumbing for further appliances.

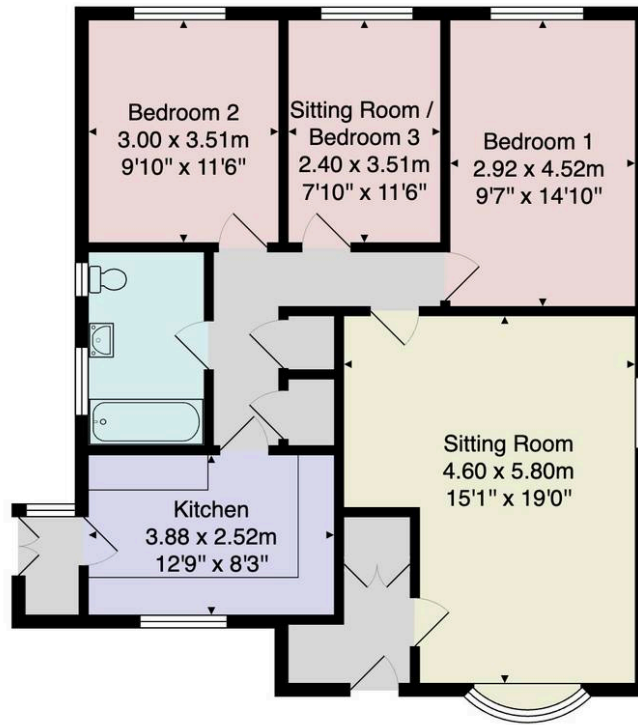
BEDROOMS

There are three double bedrooms, all with windows to the rear overlooking the garden.

BATHROOM

A modern white suite comprising WC, washbasin and walk-in shower.





Total Area: 89.2 m² ... 960 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

