



24 Rossett Beck, Harrogate

£750,000 Freehold

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A spacious and very well-presented four-bedroom detached family home, occupying a generous plot with a large attractive rear garden, ample driveway parking and a double garage with electrically operated doors.

The property is situated on a quiet residential street in this desirable part of Harrogate, conveniently placed for an excellent range of local amenities including popular primary and secondary schools, the nearby parade of shops along Leeds Road and easy access to both Harrogate town centre and the beautiful surrounding countryside.

OUTSIDE

A particular feature of the property is the generous plot and substantial rear garden, which comprises a large lawn, planted borders and a choice of sitting areas. There are two garden sheds, a greenhouse and a substantial summerhouse, all of which benefit from light and power. To the front, a generous driveway provides ample off-road parking and leads to the double garage, which benefits from electrically operated doors, light and power.

AGENT'S NOTE

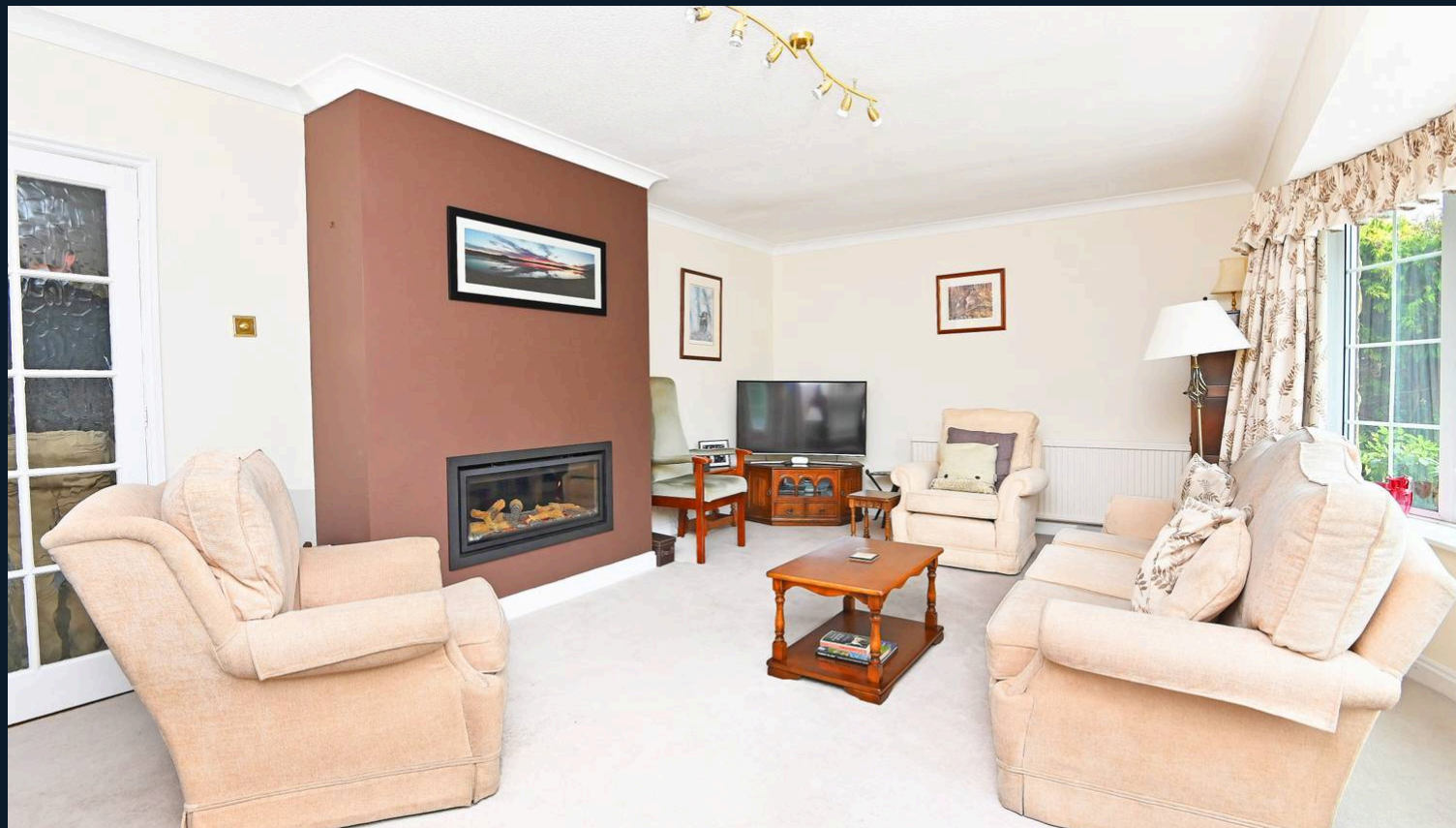
The property benefits from solar panels.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



GROUND FLOOR

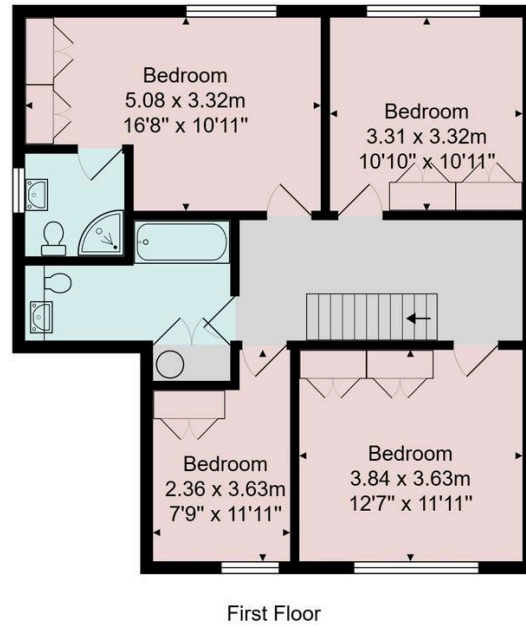
A spacious reception hall provides an attractive entrance to the property and benefits from useful fitted storage together with access to a downstairs cloakroom fitted with a WC. To the front is a particularly generous sitting room with windows to two elevations, including a large bay window, creating a bright and comfortable reception space. A contemporary wall-mounted gas fire provides an attractive focal point. There is also a separate dining room with windows to two sides overlooking the garden. The room features engineered oak flooring and a useful understairs storage cupboard with fitted lighting. The kitchen is fitted with a range of wall and base units together with worktops, a gas hob, integrated double oven, dishwasher, washing machine and integrated fridge freezer. A separate utility area provides additional fitted storage and access directly to the rear garden.



FIRST FLOOR

There are four good sized double bedrooms on the first floor, all of which benefit from fitted wardrobes. The principal bedroom also features a modern en suite shower room fitted with a WC, washbasin set within a vanity unit and shower. The remaining bedrooms are served by a family bathroom fitted with a bath and shower above. A pull-down ladder provides access to a large loft space, offering useful additional storage.





Total Area: 150.1 m² ... 1616 ft²

All measurements are approximate and for display purposes only.

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