4 ROSSETT GARTH
HARROGATE
HG2 9NB

NICHOLLS TYREMAN

4 ROSSETT GARTH | HARROGATE | HG2 8NB

Located on a quiet cul-de-sac in the popular Rossett Green area of south Harrogate, this three bedroom detached bungalow sits just a short stroll from Rossett Nature Reserve and is ideally placed for local amenities

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Entrance Porch | Living/Dining Room | Kitchen

Three Bedrooms | Bathroom

Detached Garage | Garden

Council Tax: E | Energy Rating: E | Tenure: Freehold

£425,000

Offered chain free, the property provides flexible single level living and represents an excellent opportunity for a buyer to create a home tailored to their own taste.

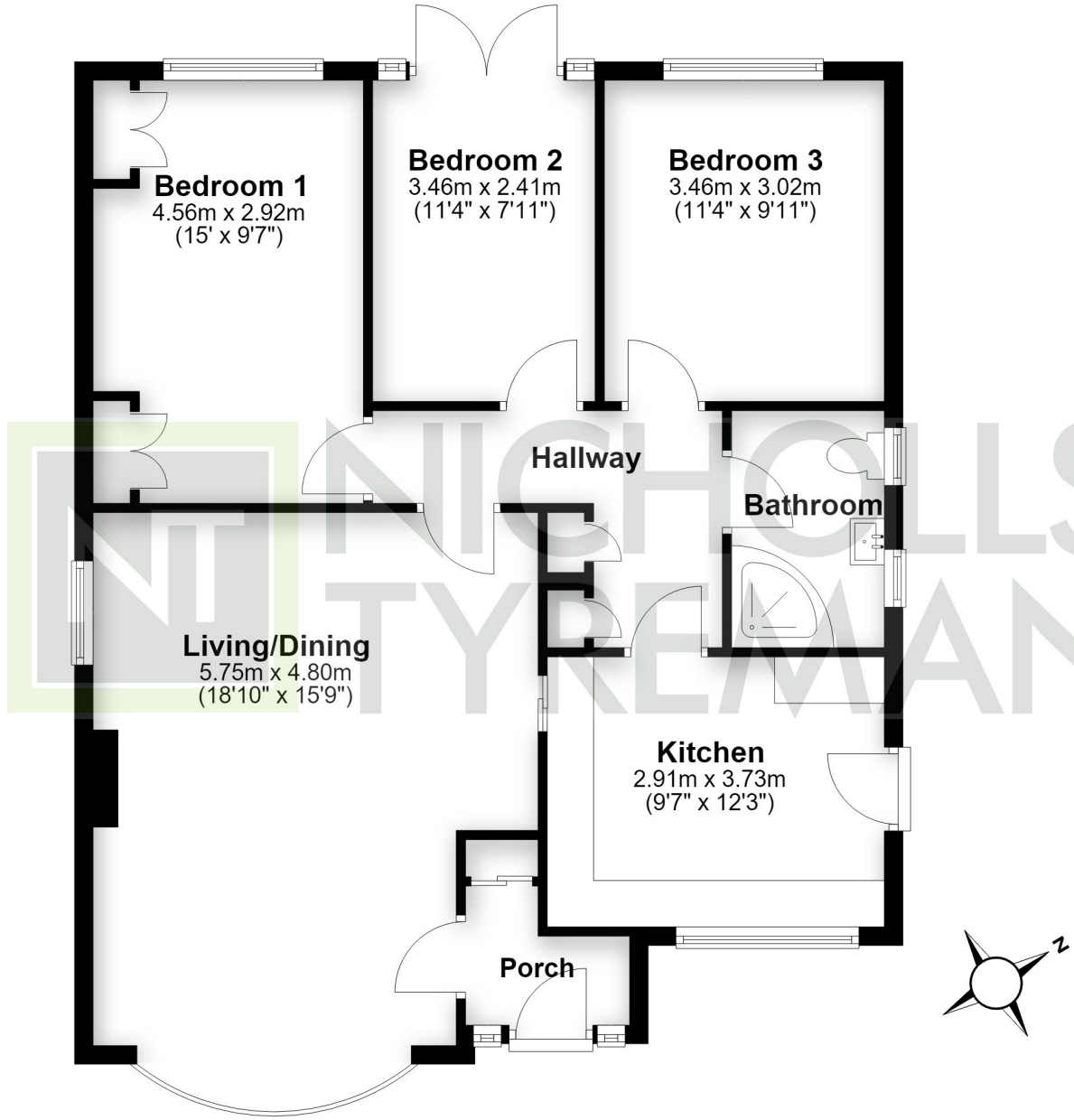
A central entrance hall with storage cupboard opens into a bright dual aspect living room at the front of the house – a generous space that easily works for both living and dining use. The separate kitchen also faces the front and benefits from a practical side door that leads directly in from the driveway. An inner hallway with further storage cupboards leads through to a modern style shower room and three well proportioned bedrooms. One of these rooms features French doors opening onto the highly private west facing rear garden, making it equally suitable as a formal dining room, home office or additional sitting room if preferred.

Outside, the driveway offers parking for multiple cars and leads to a detached garage complete with an electric up-and-over door and a useful side door into the garden. Both the front and rear gardens are low maintenance; the rear is particularly private and enjoys a pleasant westerly aspect, with a stone flagged patio and shaped lawn ideal for outdoor living.

While the property would benefit from some updating, it offers a fantastic blank canvas in a quiet yet highly convenient residential setting and early viewing is strongly recommended.

The neighbourhood is well served by highly regarded schools including Rossett Acre Primary and Rossett School, with Harrogate Grammar School and Ashville College also nearby. A useful selection of everyday shops, cafés and a Co-op can be found on Leeds Road, while Hornbeam Park railway station offers convenient links into Leeds and beyond. Harrogate town centre itself is only a short drive or bus ride away.

Ground Floor



Total area: approx. 85.7 sq. metres (922.2 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
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