



Roseville Drive, Harrogate HG1 4SZ

welcome to

Roseville Drive, Harrogate

This well proportioned three bedroom semi detached family home is ideally situated in a popular residential area, offering excellent access to local amenities, reputable schools, Harrogate Hospital and convenient transport links.



This well-proportioned three-bedroom semi-detached family home is ideally situated in a popular residential area, offering excellent access to local amenities, reputable schools, Harrogate Hospital and convenient transport links.

The accommodation briefly comprises a welcoming entrance hall, a well-presented lounge, separate dining room, conservatory and a fitted kitchen. To the first floor there are three bedrooms, a landing with loft access, and a family bathroom.

Externally, the property benefits from a gated, block-paved double driveway providing ample off-street parking. To the rear, steps lead down to an enclosed lawned garden featuring a paved seating area and attractive planted borders.

An ideal purchase for a wide range of buyers, early viewing is highly recommended.

Ground Floor

Entrance Hall

Lounge

Dining Room

Conservatory

First Floor

First Floor Landing

Master Bedroom

Bedroom Two

Bedroom Three

Bathroom

Exterior



view this property online williamhbrown.co.uk/Property/HRG107420



welcome to

Roseville Drive, Harrogate

- Three Bedroom Semi Detached House
- Popular residential location close to local amenities
- Lounge, dining room and conservatory
- Gated paved double driveway to the front.
- Established gardens to the side and rear with lawned and paved areas and borders

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HRG107420



Property Ref:
HRG107420 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01423 502282



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



williamhbrown.co.uk