



1 Rossett Avenue, Harrogate

£475,000 Freehold



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An immaculately presented two bedroom detached bungalow, occupying a desirable position within this sought after residential area to the south of Harrogate and benefiting from private lawned gardens, ample driveway parking and a garage. The property has been meticulously maintained by the current owner and reveals high quality accommodation throughout, including two bedrooms and two bathrooms. The accommodation is well proportioned and stylishly appointed, comprising a spacious sitting and dining room, modern fitted kitchen with a range of integrated appliances, principal bedroom with en suite, second bedroom and house bathroom. The property is conveniently located close to excellent local amenities, with Harrogate town centre just a short distance away.

OUTSIDE

A block paved driveway provides ample off-street parking for multiple vehicles and leads to a garage with electric up and over door.

To the rear there is a private lawned garden with patio area and summer house, providing an attractive outdoor sitting space.

LOCATION

Rossett Avenue occupies a delightful position within a well established and highly sought after residential development on the south side of Harrogate. The property is well served by local amenities and is conveniently located for access to Harrogate town centre, which offers a wide range of shops, restaurants, bars and leisure facilities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



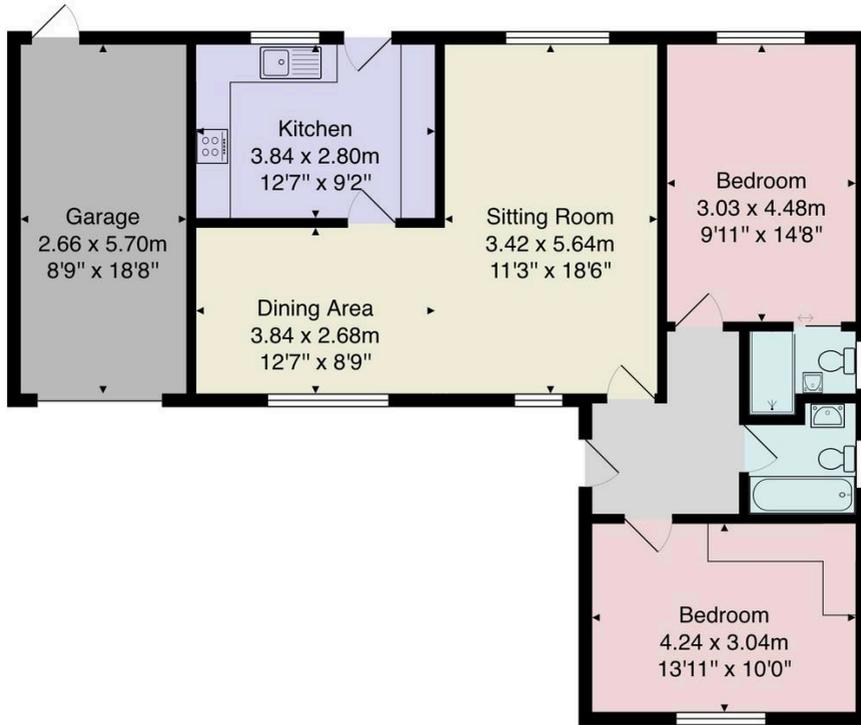
ACCOMMODATION

The property opens into an entrance hall leading through to a spacious L shaped reception room with sitting and dining areas, providing an excellent living and entertaining space with attractive fire place.

The modern kitchen is fitted with a range of quality units and integrated appliances including a fridge freezer, dishwasher, washing machine, gas on glass hob, oven and integrated plate warmer. There is access to the loft from the kitchen.

The principal bedroom enjoys a pleasant outlook over the garden and benefits from a modern en suite shower room. There is a second bedroom with fitted wardrobes, together with a modern house bathroom which has a bath and shower above.





Total Area: 97.5 m² ... 1050 ft²

All measurements are approximate and for display purposes only.

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