



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



**18 ROSSETT AVENUE  
HARROGATE, HG2 9NA**

**£1,400 PCM**

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

## 18 ROSSETT AVENUE | HARROGATE | HG2 9NA

A good sized two bedroom detached bungalow situated in a quiet residential location, close to local amenities and the Harrogate Town Centre.

Porch | Entrance Hall | Living Area | Dining Area | Kitchen | Sun Room | Utility Room

Two Bedrooms | House Bathroom | Separate wc

Garage | Garden

Available Now | Returnable Bond £1,615.38

Unfurnished | No Smokers/Pets | Energy Rating: D | Council Tax: E



The property benefits from gas central heating and double glazing and briefly comprises: Entrance porch, entrance hall, open plan living/dining room, kitchen with range of wall mounted cupboards, base units and drawers, electric hob and oven, sun room, utility room, two double bedrooms, house bathroom and guest wc.

To the front of the property is lawned garden with a good sized driveway leading to a single garage.

The rear gardens are set mainly to lawn with well stocked borders, timber boundary fencing, garden shed and flagged patio.

