



## 7 Rossett Way, Harrogate

£600,000 Guide Price



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A beautifully presented and extended four-bedroom detached family home offering generous and flexible accommodation arranged over three floors, finished to a very high standard throughout. The property occupies a quiet cul-de-sac position in this highly desirable residential area, conveniently located for Harrogate town centre, a wide range of local amenities and within catchment of highly regarded primary and secondary schools. A particular highlight of the location is its proximity to Harrogate Grammar School, which is just a short walk from the property, making this an ideal home for families. The property also benefits from driveway parking, a garage and an attractive rear garden, combining practicality with a superb setting.

#### OUTSIDE

A generous resin driveway provides ample off-street parking and leads to a single garage. To the rear of the property there is an attractive and well-maintained garden, mainly laid to lawn with a decked sitting area, providing an excellent outdoor space for relaxing and entertaining.

Council Tax band: E

Tenure: Freehold



#### GROUND FLOOR

The generous ground-floor accommodation includes a spacious sitting room featuring a bay window with fitted wooden shutters and a woodburning stove, creating a warm and welcoming main reception space.

There is also a superb open-plan kitchen and dining area, fitted with a stylish modern kitchen comprising a range of contemporary units and integrated appliances, providing an excellent space for everyday living and entertaining. In addition, there is a useful downstairs WC and a separate utility room with fitted units, sink and plumbing for appliances.

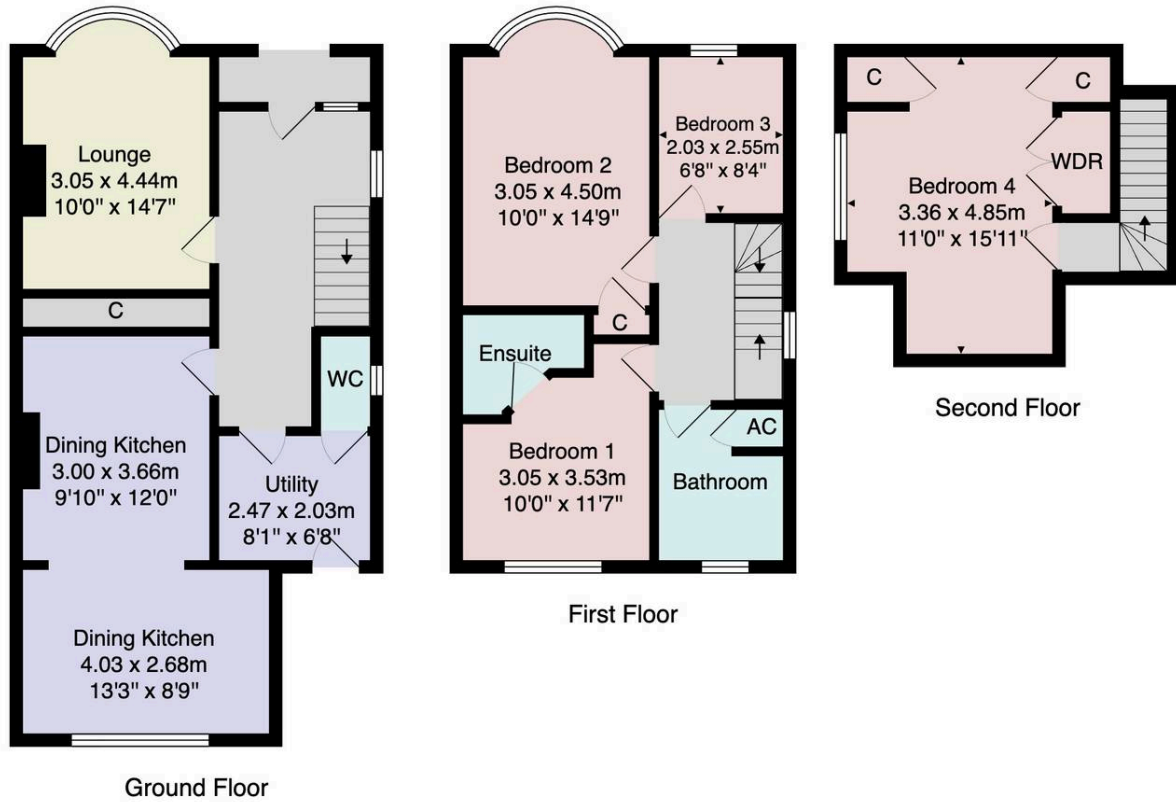
#### FIRST FLOOR

On the first floor there are three bedrooms, including the main bedroom which benefits from an en-suite shower room. The remaining bedrooms are served by a modern family bathroom fitted with a bath and separate shower. The front two bedrooms benefit from wooden shutters.

#### SECOND FLOOR

The second floor provides a good-sized fourth bedroom, offering flexible accommodation ideal for a guest room, teenage bedroom or home office.





Total Area: 124.0 m<sup>2</sup> ... 1334 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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