

**3 ROSSETT GARDENS
HARROGATE
HG2 9PP**



**NICHOLLS
TYREMAN**

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A beautifully presented, stone built, detached bungalow which has recently been fully modernised

Entrance Hall | Living Room | Kitchen | Conservatory | Cloakroom with wc

Three Bedrooms | En-suite Shower Room | House Bathroom

Lawned Gardens | Detached Double Garage

Council Tax: G | Energy Rating: D | Tenure: Freehold

£749,995





The property is located in a quiet cul-de-sac to the favoured south side of Harrogate and truly requires an internal inspection to appreciate the extremely high quality fixtures and fittings throughout.

With the benefit of new windows, kitchen and bathrooms, it offers spacious, well planned accommodation comprising: Entrance vestibule, entrance hall with separate cloakroom, utility room with Vaillant central heating boiler and plumbing for washing machine, extremely spacious living room with double glazed bay window and sliding doors to a large conservatory overlooking the rear gardens, beautifully appointed fitted kitchen with large island unit, and integrated appliances including induction hob with extractor, fridge freezer and electric oven, Karndean flooring and door to the rear gardens.

There are three good size bedrooms and a fully tiled house bathroom with the master bedroom having a fully tiled en-suite shower room.

To the front of the property is a lawned garden with specimen plants and hedging. An extensive block paved side driveway leads to a **Detached Double Garage** with electric up and over door.

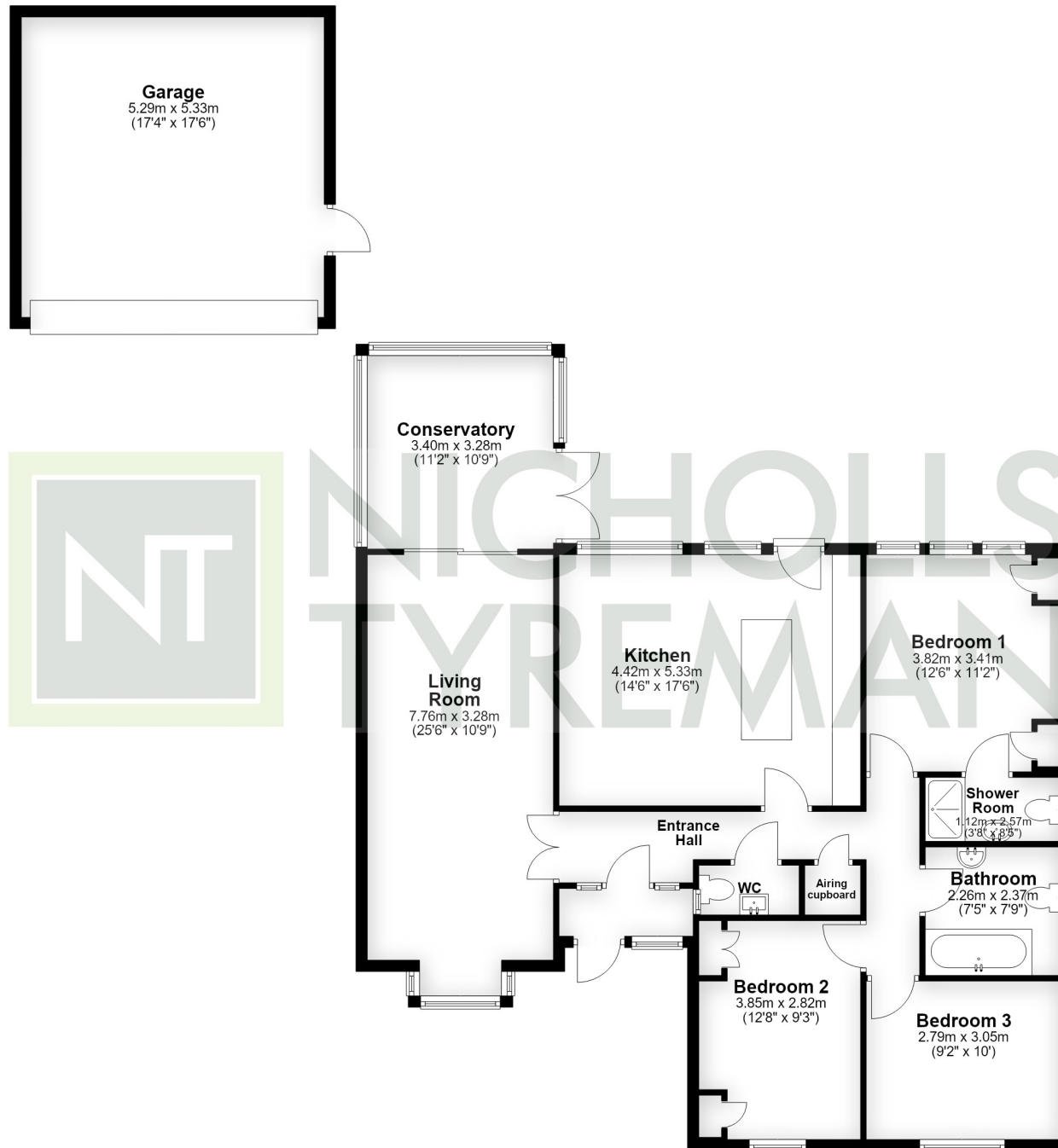
To the rear of the property are south facing gardens set mainly to lawn with mature flowering borders and boundaries hedging, offering great privacy.







Ground Floor



Total area: approx. 146.6 sq. metres (1577.8 sq. feet)

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



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