



34 Rossett Avenue, Harrogate

£665,000 Freehold

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A spacious and extended four/five-bedroom detached house occupying a generous plot with a broad driveway, integral garage and substantial gardens, ideally situated in a desirable residential location on the sought-after south side of Harrogate.

Rossett Avenue is situated in a popular and well-established residential area on the south side of Harrogate, conveniently placed for a range of everyday amenities, highly regarded schools and excellent transport links. Harrogate town centre is within easy reach and offers an extensive selection of shops, restaurants and recreational facilities, together with a railway station providing regular services to Leeds and York.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

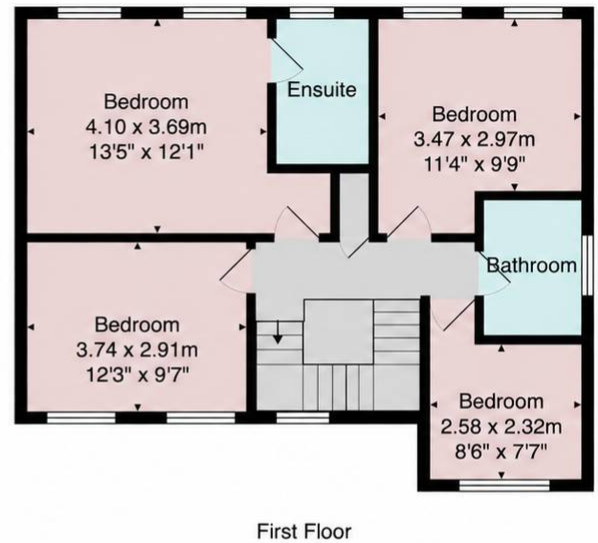
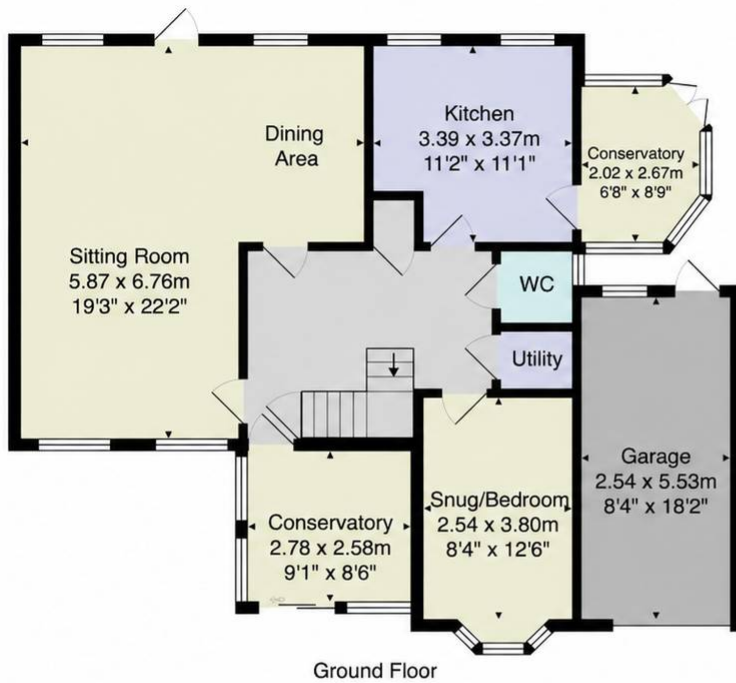


The property provides generous and versatile accommodation, beginning with an entrance hall with stairs rising to the first floor. The particularly spacious L-shaped living and dining room enjoys windows to both the front and rear, together with a feature stone fireplace and ample space for separate sitting and dining areas. The breakfast kitchen is fitted with a range of units, integrated cooking appliances and a breakfast bar, with windows overlooking the rear garden and access through to the conservatory. There is also a useful utility room with direct access to the integral garage and a separate ground-floor WC. A further reception room features a large bay window and decorative fireplace. Currently used as a snug, this versatile room could equally serve as a ground-floor bedroom, home office or playroom.

To the first floor, the generous principal bedroom benefits from an extensive range of fitted wardrobes, cupboards, bedside units and a dressing table, together with an en-suite bathroom. There are three further good-sized bedrooms, two of which have fitted wardrobes, with the fourth currently used as a home office. These are served by a modern house bathroom comprising a bath with shower over, washbasin and WC.

Outside, the property occupies a particularly generous plot within this established residential development. A broad block-paved driveway provides ample off-street parking and access to the integral garage, complemented by a large lawned front garden with mature trees and established planting. To the rear is a substantial enclosed garden, principally laid to lawn with a paved seating area, gravelled pathways, mature borders, established hedging and a useful timber garden shed.





Total Area: 152.7 m² ... 1643 ft² (excluding garage)

All measurements are approximate and for display purposes only.

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