



11 Roseville Road, Harrogate

£329,950



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A mature and individual 3 bedroom family house offering generous and well appointed accommodation. This superb home is situated in a most attractive and convenient residential position on the edge of the Harrogate Stray, close to excellent local amenities, shops and hospital, whilst being within 10 minutes walk from Harrogate town centre. A particular feature to the home are the south facing gardens, large garage and additional hard standing. An internal viewing is essential to appreciate the very convenient position of this beautiful home.

Outside

Attractive south facing gardens. Large garage and very useful additional hardstanding, ideal for a motor home/caravan.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

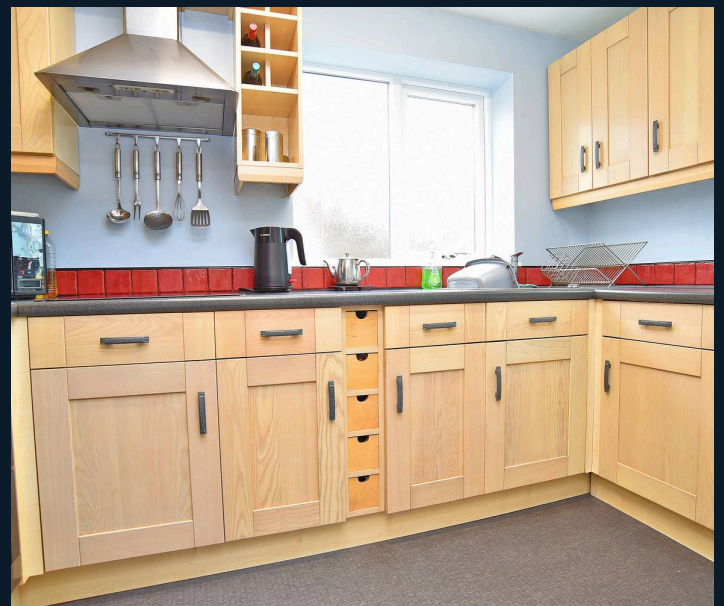


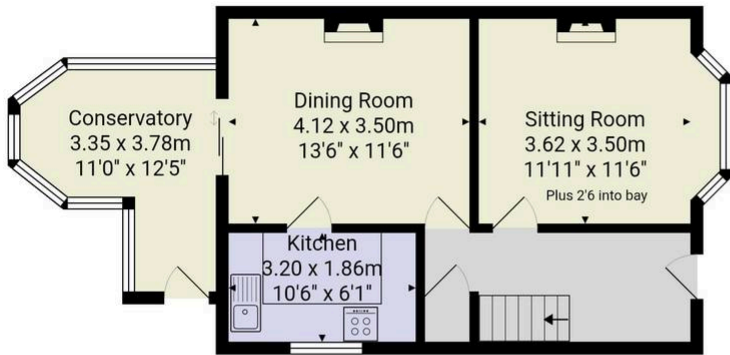
The well presented accommodation benefits from gas central heating, uPVC double glazing comprises: Entrance hall with stairs leading to the first floor, cloakroom understairs with WC and wash basin. Attractive lounge with bay window and living flame gas fire. Dining room leading onto a good sized conservatory. Modern kitchen with range of wall and base units, built in oven, electric hob, plumbing for washing machine, stainless steel sink unit, windows to side and rear.

First Floor

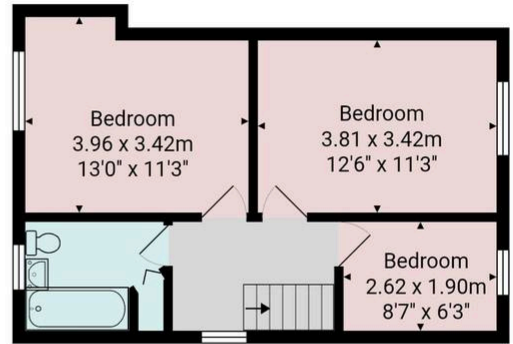
2 good sized double bedrooms and further single bedroom. House bathroom being fully tiled and 3 piece white suite.

Good sized attic room accessed via a pull down loft ladder, currently used as a home office.





Ground Floor



First Floor

Total Area: 95.6 m² ... 1029 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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