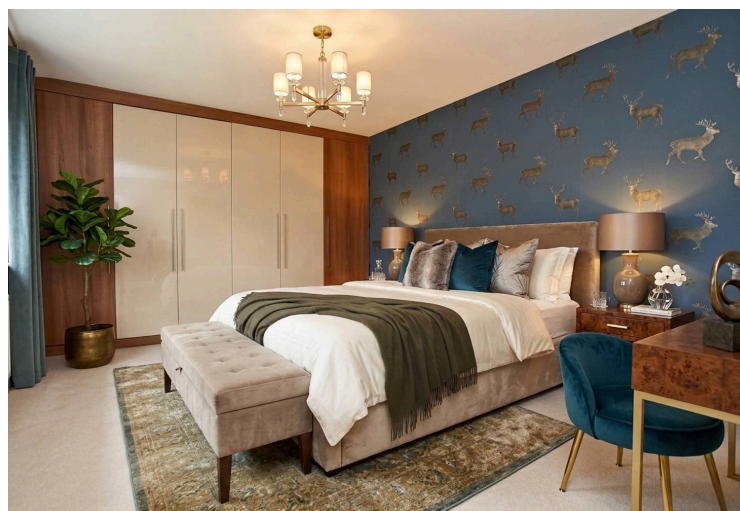




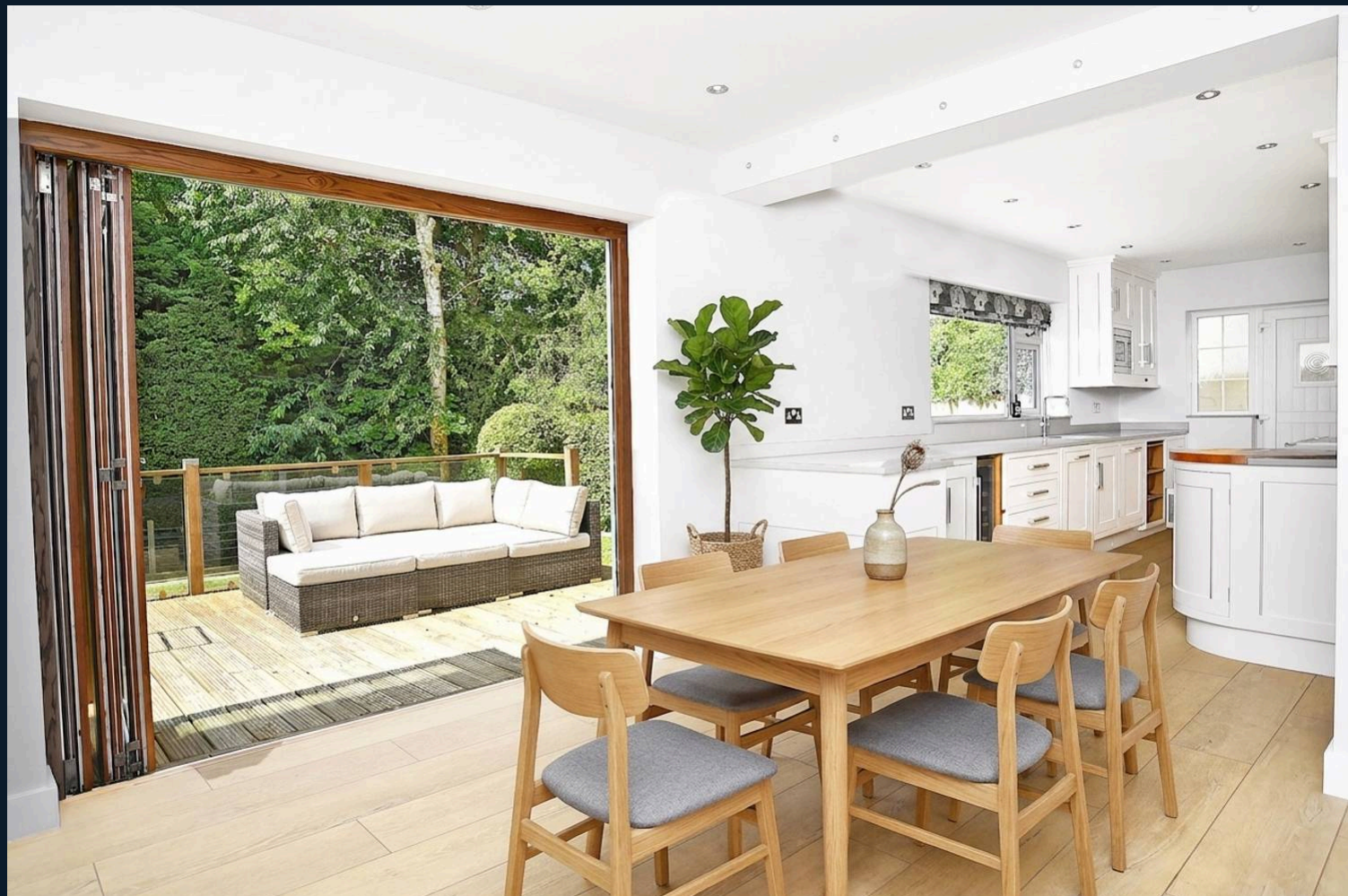
23 Rossett Beck, Harrogate

£895,000 Guide Price



**YOUR AWARD
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#DARINGTOBEDIFFERENT



A most impressive 5 bedroom and 2 bathroom brick detached house situated in this highly sought-after and quiet location to the south side of Harrogate just off Leadhall Lane, within walking distance of excellent local schooling, Leeds Road shopping parade, M & S Food Hall and Hornbeam Railway Station. A particular feature to the house is the mature plot with a large enclosed south-facing rear garden, providing a lovely natural outlook and a high degree of privacy. An early internal viewing is strongly recommended to appreciate the overall scale and quality of this superb home. Offered for sale with no onward chain.

Externally, the property truly excels. The enclosed rear south facing garden is a standout feature, offering a sizable decking area, and large paved patio making it ideal for BBQs and alfresco dining. It has a large lawn and a peaceful and attractive setting rarely found so close to Harrogate town centre. To the front there is a large private garden, driveway parking in addition to the double garage.

Located within easy reach of highly regarded schools, local amenities, bus routes, and Harrogate's town centre, this is a fantastic opportunity to acquire a spacious family home in one of the area's most desirable residential locations.

Council Tax band: G

Tenure: Freehold

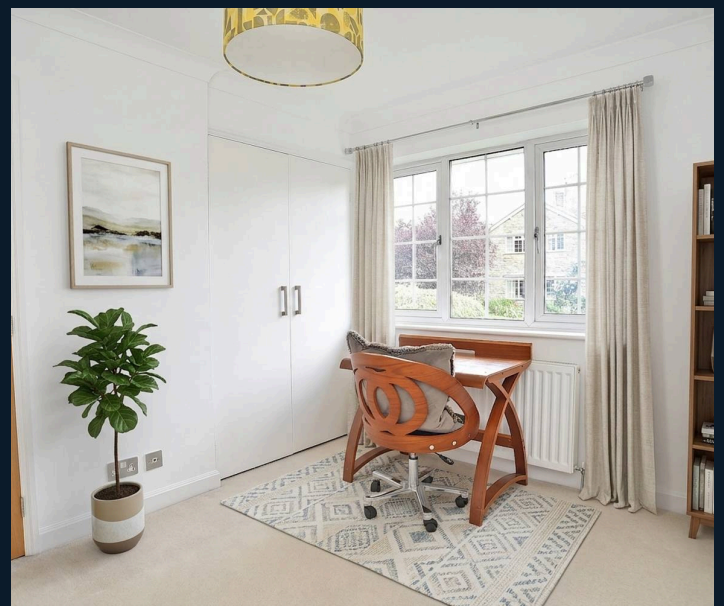
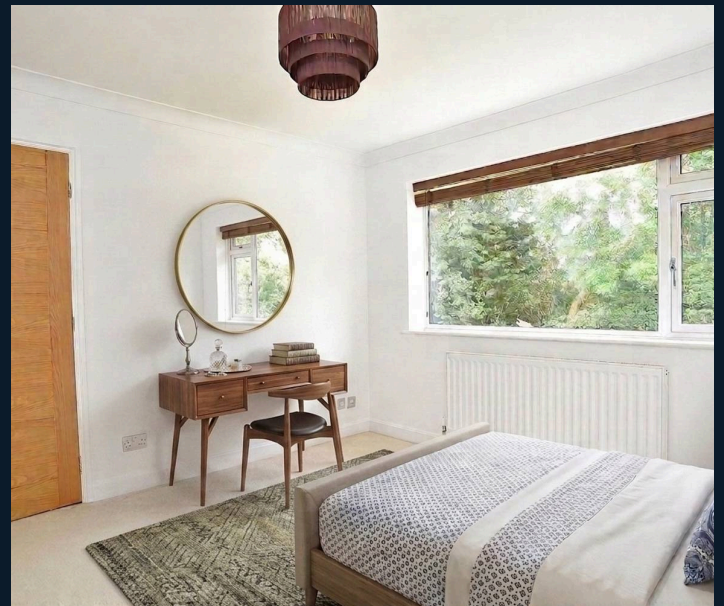
EPC Energy Efficiency Rating: C

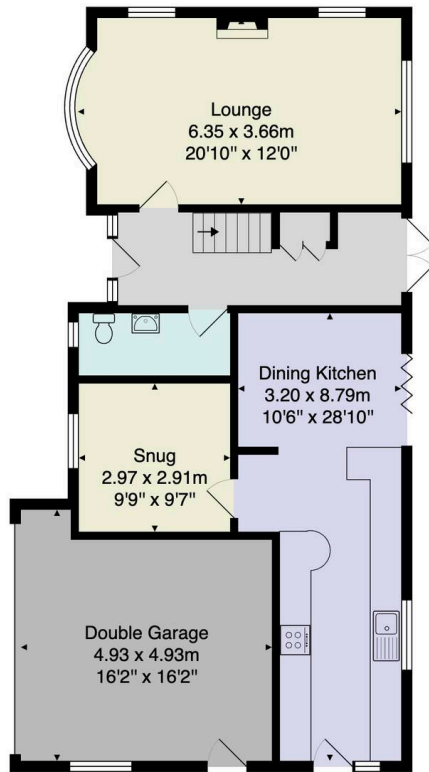


The ground floor offers flexible and spacious living accommodation, centred around a welcoming entrance hall with stairs to the first floor. To the front of the property is a generous double aspect lounge with newly-installed Swedish log burner and a bay window, creating a bright and comfortable reception space. The heart of the home is the substantial kitchen dining room, ideal for family life and entertaining, with bifold doors offering direct access to the garden.

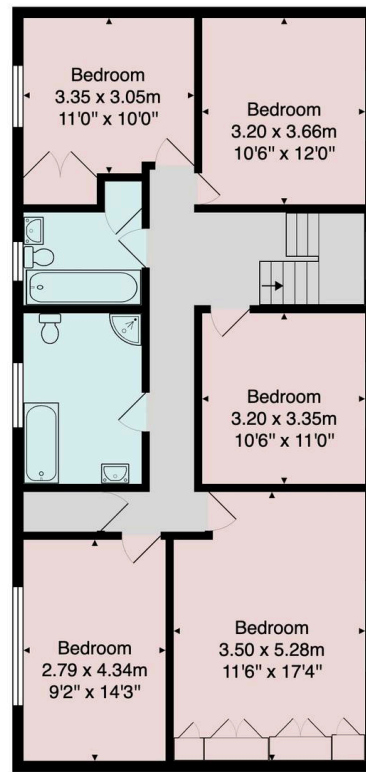
A separate snug provides an additional reception room, perfect as a playroom, home office or an additional living space. Completing the ground floor is a fully fitted utility room with Belfast sink, WC and stacked washer & dryer.

To the first floor, the property provides five double bedrooms, making it ideal for larger families, guests, and those requiring space to work from home. The principal bedroom benefits from generous proportions, while the remaining bedrooms are all served by two family bathrooms, ensuring convenience for busy households.





Ground Floor



First Floor

Total Area: 193.6 m² ... 2084 ft²

All measurements are approximate and for display purposes only.

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