



VERITY
FREARSON

17 ROSSETT WAY, HARROGATE, HG2 0EE

OFFERS OVER £600,000

17 ROSSETT WAY,

Harrogate, HG2 0EE

An impressive five/six bedroom semi-detached house with a study, providing spacious and flexible accommodation in this prime Harrogate position, within walking distance of the town centre and within catchment of sought-after local schools, including Harrogate Grammar School.

The property has been significantly extended and modernised in recent years to provide well-appointed and spacious accommodation over three levels. On the ground floor there is a stunning open-plan living kitchen with bi-folding doors overlooking the garden plus a large sitting room, utility room, downstairs WC, office and bedroom with en-suite bathroom. On the upper floors that are four further bedrooms including a master bedroom with en-suite shower room, and a modern house bathroom.

The property has an attractive south facing garden and is situated in this quiet residential street just off Arthurs Avenue, just a couple of minutes' walk from the Harrogate Grammar School and within easy reach of the Stray, the Valley Gardens and Harrogate town centre.

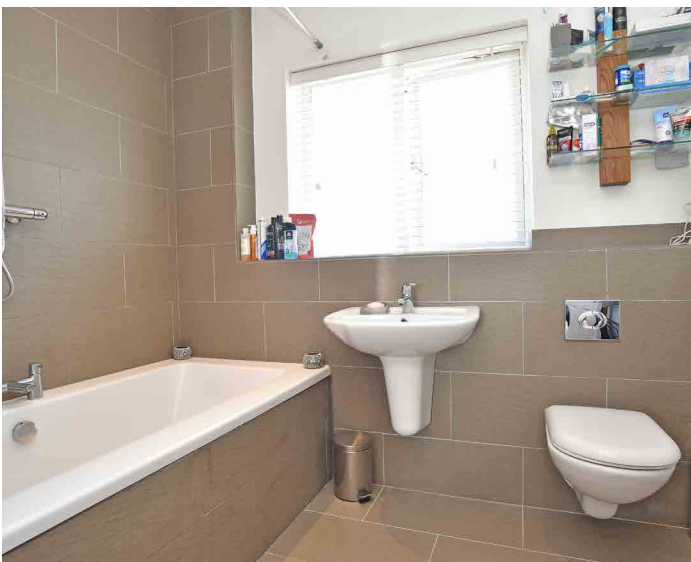


Sitting Room · Office / Gym · Living Kitchen · Utility Room · Cloakroom

5/6 Bedrooms · 2 En-Suites · House Bathroom

Ample Parking · Attractive South-Facing Gardens







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

LIVING KITCHEN

A stunning open-plan living space with sitting and dining areas with glazed bi-folding doors overlooking the garden and skylight windows. The kitchen comprises a range of wall and base units with worktop and breakfast bar. Gas hob with extractor hood above and integrated oven and dishwasher.

SITTING ROOM

A large reception room with bay window to front and contemporary wood-burning stove.

BEDROOM 5

A bedroom or potential work space with window to front and fitted wardrobe and cupboard.

EN-SUITE BATHROOM

With WC, washbasin, and bath with shower above.

UTILITY ROOM

With worktop and wall and base units and space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

OFFICE / GYM

A useful work space or gym room with window to rear and fitted wall cupboards.

FIRST FLOOR

BEDROOM 2

A double bedroom with bay window to front and fitted wardrobes.

BEDROOM 3

A further double bedroom with window to rear and fitted wardrobes.

BEDROOM 4

A further bedroom with window to front.

HOUSE BATHROOM

A white modern suite with WC, washbasin, and bath with shower above. Tiled walls and floor, heated towel rail and window to front.

SECOND FLOOR

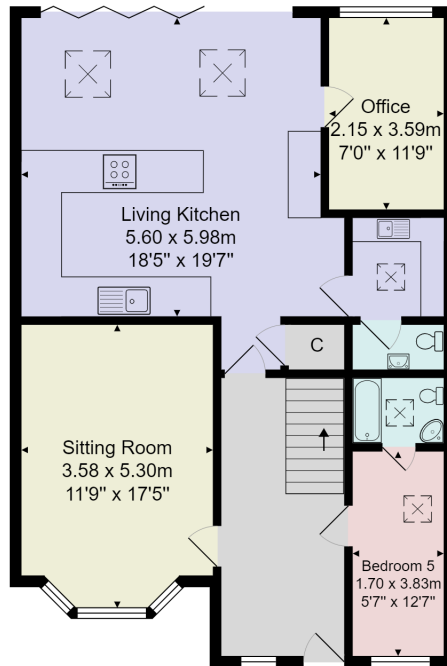
BEDROOM 1

A large double bedroom with windows to front and rear. Fitted wardrobes and access to eaves storage.

EN-SUITE SHOWER ROOM

A modern white suite with WC, twin washbasins set atop a vanity unit, and large walk-in shower. Heated towel rail and window to rear. Tiled walls and floor.

FLOOR PLAN



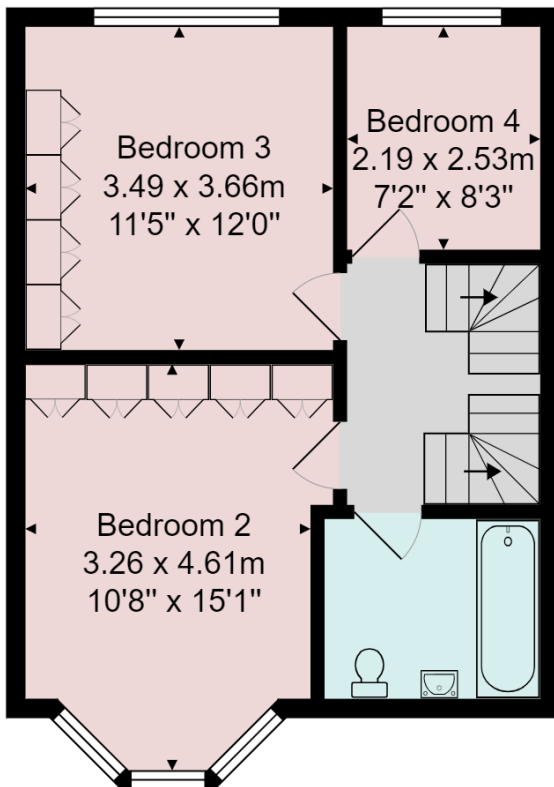
Ground Floor

Total Area: 167.1 m² ... 1799 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



First Floor



Second Floor

Outside

A driveway to the front provides off-road parking. To the rear there is an attractive garden with south-facing aspect, lawn and decked sitting areas. Garden store with glazed doors overlooking the garden.

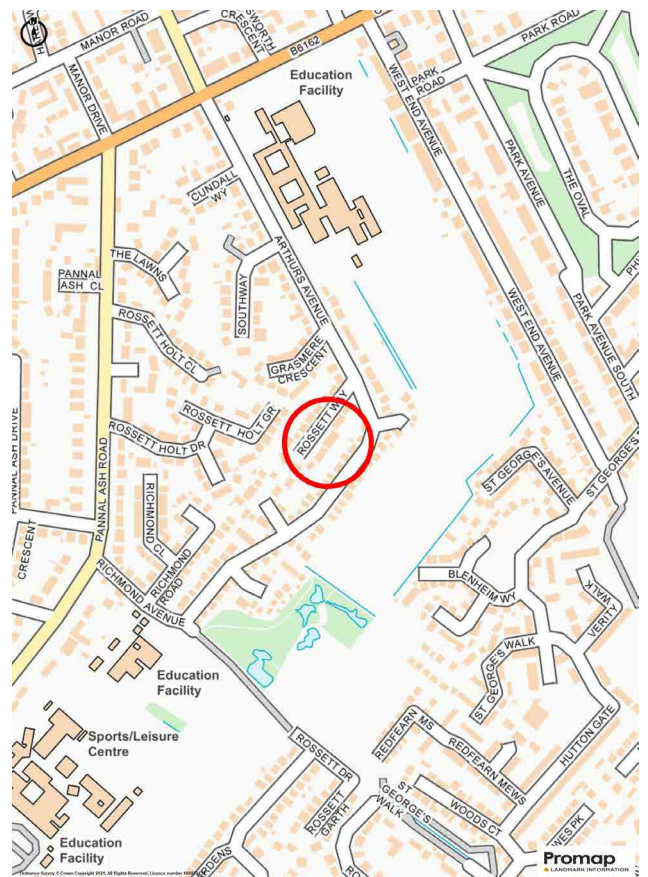
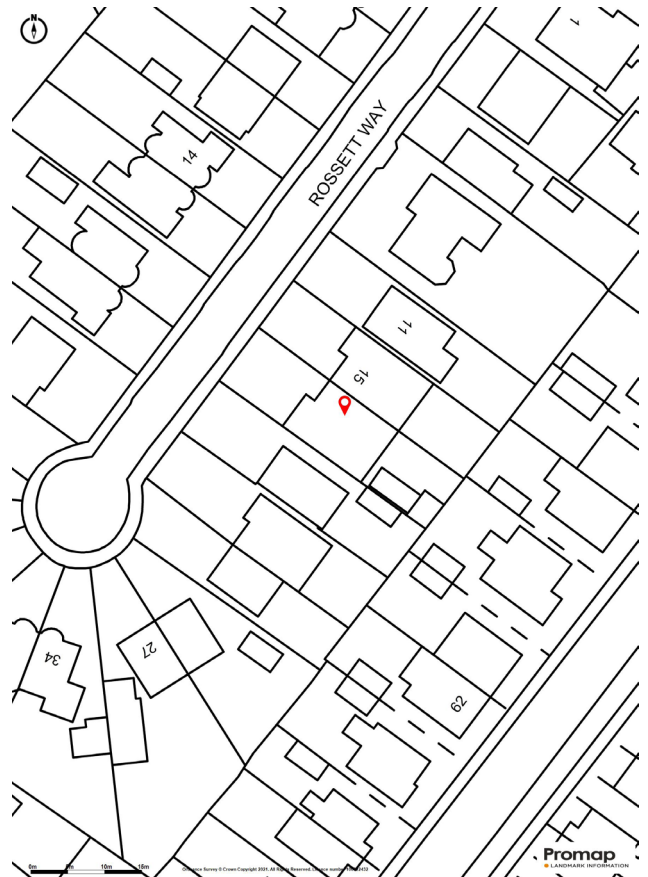
Services

All mains services connected .

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk