



16 Roseville Avenue, Harrogate, North Yorkshire, HG1 4SU

£275,000

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A beautifully presented three-bedroomed town house in this very popular residential district just off Knaresborough Road.

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The property has the advantage of a modern kitchen, well-presented sitting room and conservatory extension together with three bedrooms and modern bathroom, with good-sized enclosed garden to the rear, gas central heating and double glazing. There is potential to create off-street parking at the rear of the property in the garden.

Roseville Avenue is a quiet street close to a range of shops and amenities and just a short distance from Harrogate town centre via the Stray.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with bay window to front with fitted shutters, attractive cast-iron fireplace, fitted shelving and under-stairs cupboard. Recently installed LVT flooring.

### **DINING KITCHEN**

A modern, newly fitted, dining kitchen with dining area, window to rear and door leading to the conservatory. The stylish kitchen comprises a range of modern wall and base units with electric hob, oven, integrated fridge/freezer and dishwasher. Integrated washing machine and space for a tumble dryer.



### **CONSERVATORY**

Providing a further sitting area with windows and glazed doors overlooking the garden.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with window to front with fitted shutters.

### **BEDROOM 2**

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

### **BEDROOM 3**

A further bedroom with window to front and fitted shutters.



### **BATHROOM**

A modern white suite with WC, washbasin set atop a vanity unit, and bath with shower above. Window to rear and heated towel rail.

### **LOFT**

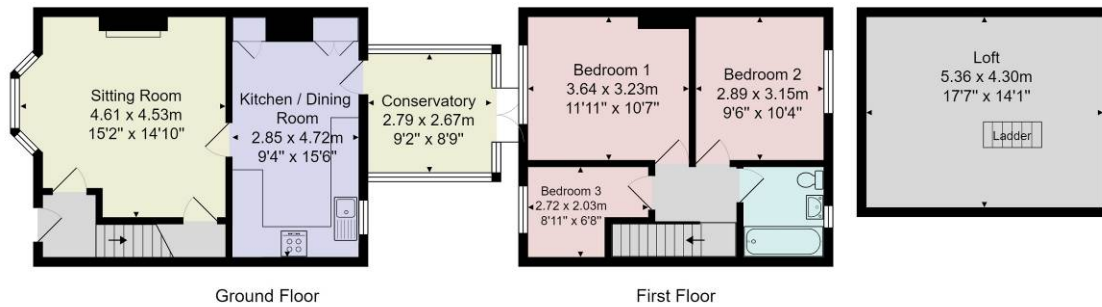
A pull down ladder provides access to a boarded and carpeted loft which provides useful storage space with light.

### **OUTSIDE**

To the rear of the property there is an attractive garden with paved sitting areas and well-stocked borders. Potential to create off-street parking in the garden.

**Council Tax Band - B**





Total Area: 83.9 m<sup>2</sup> ... 904 ft<sup>2</sup> (excluding loft)  
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## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

**01423 562531**

sales@verityfrearson.co.uk

