



13 Roseville Drive, Harrogate, North Yorkshire, HG1 4SZ

£270,000

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A beautifully presented three-bedroom semi-detached house in this convenient location close to the Stray, the town centre and Harrogate District Hospital.

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The accommodation is presented to a high standard and comprises a modern open-plan dining kitchen, together with separate sitting room, conservatory and utility room with downstairs WC. On the first floor there are three bedrooms, including the master bedroom with en-suite shower room, and a modern house bathroom. Outside, a driveway provides off-road parking and leads to a garage and there is an attractive garden to the rear.

The property is situated in this highly convenient location, on a quiet cul-de-sac, well served by the local shops and services of Knaresborough Road. The famous Stray is also close by and Harrogate town centre is within easy walking distance.





## GROUND FLOOR

### SITTING ROOM

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

### DINING KITCHEN

A spacious open-plan dining kitchen with a range of wall and base units with feature lighting, worktop and breakfast bar. Electric hob, integrated oven and space and plumbing for appliances. Spacious dining area with glazed doors leading to the conservatory and under-stairs cupboard.

### WC / UTILITY

With WC, washbasin and space and plumbing for a washing machine and tumble dryer. Window to side.

### CONSERVATORY

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



## FIRST FLOOR

### BEDROOM 1

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

### EN-SUITE SHOWER ROOM

### BEDROOM 2

With window to side.



### BEDROOM 3

A further bedroom with window to rear.

### BATHROOM

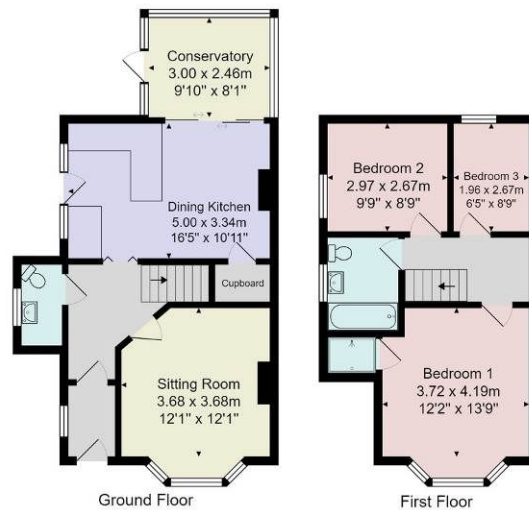
A modern white suite with WC, washbasin, and bath with shower above. Window to side.

### OUTSIDE

A drive provides parking to the front of the property and provides access to a **SINGLE GARAGE**. To the rear there is an attractive garden with gravelled and paved sitting areas.



**Council Tax Band - C**



Total Area: 91.7 m<sup>2</sup> ... 988 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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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