



VERITY
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ROSSETT HOLT LODGE, 1 ROSSETT HOLT CLOSE, HARROGATE, HG2 9AD

OFFERS OVER £700,000

ROSSETT HOLT LODGE, | ROSSETT HOLT CLOSE,

Harrogate, HG2 9AD

A rare opportunity to purchase this detached former lodge house, revealing beautifully presented and extended accommodation with three bedrooms, occupying this attractive corner plot in a desirable location on the south side of Harrogate, well served by excellent amenities.

This is super, stone built property, understood to date from circa 1890, provides generous and well presented accommodation arranged on a single level. The accommodation comprises a spacious sitting room together with an additional reception room/snug, a stunning open plan, modern kitchen and dining area with glazed roof atrium, three bedrooms, modern bathroom and ensuite shower room. There is also a large utility room and access to the integral garage. The property occupies a generous corner plot and is surrounded by attractive gardens with lawn, sitting areas and a summer house. Double gates, provide access to the property and lead to an off road parking area.

The property is situated in this desirable location, just off Pannal Ash Road, and is well served by excellent local amenities and popular schooling being within easy walking distance of Harrogate, Grammar School, the Stray and Harrogate to town centre.



Sitting Room · Study/Snug · Cloakroom · Dining Kitchen · Utility Room

3 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Integral Single Garage · Garden with summerhouse







ACCOMMODATION

SITTING ROOM

A spacious reception room with attractive cast-iron fireplace with living flame, gas, fire and bay window.

STUDY/SNUG.

A further reception room or workspace with attractive fireplace.

CLOAKROOM

With WC and basin set within a vanity unit.

DINING KITCHEN

With a range of stylish wall and base units with integrated appliances, including electric hob, oven and fridge. Spacious dining area with a window overlooking the garden and glazed roof atrium.

UTILITY

A large utility area with an extensive range of fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer and integrated dishwasher. Access to the garage.

BEDROOM 1

A double bedroom with fitted wardrobes.

ENSUITE

A modern white suite comprising WC, basin set with a vanity unit and shower. Heated towel rail. Tiled walls and floor.

BEDROOM 2

A double bedroom with fitted wardrobes.

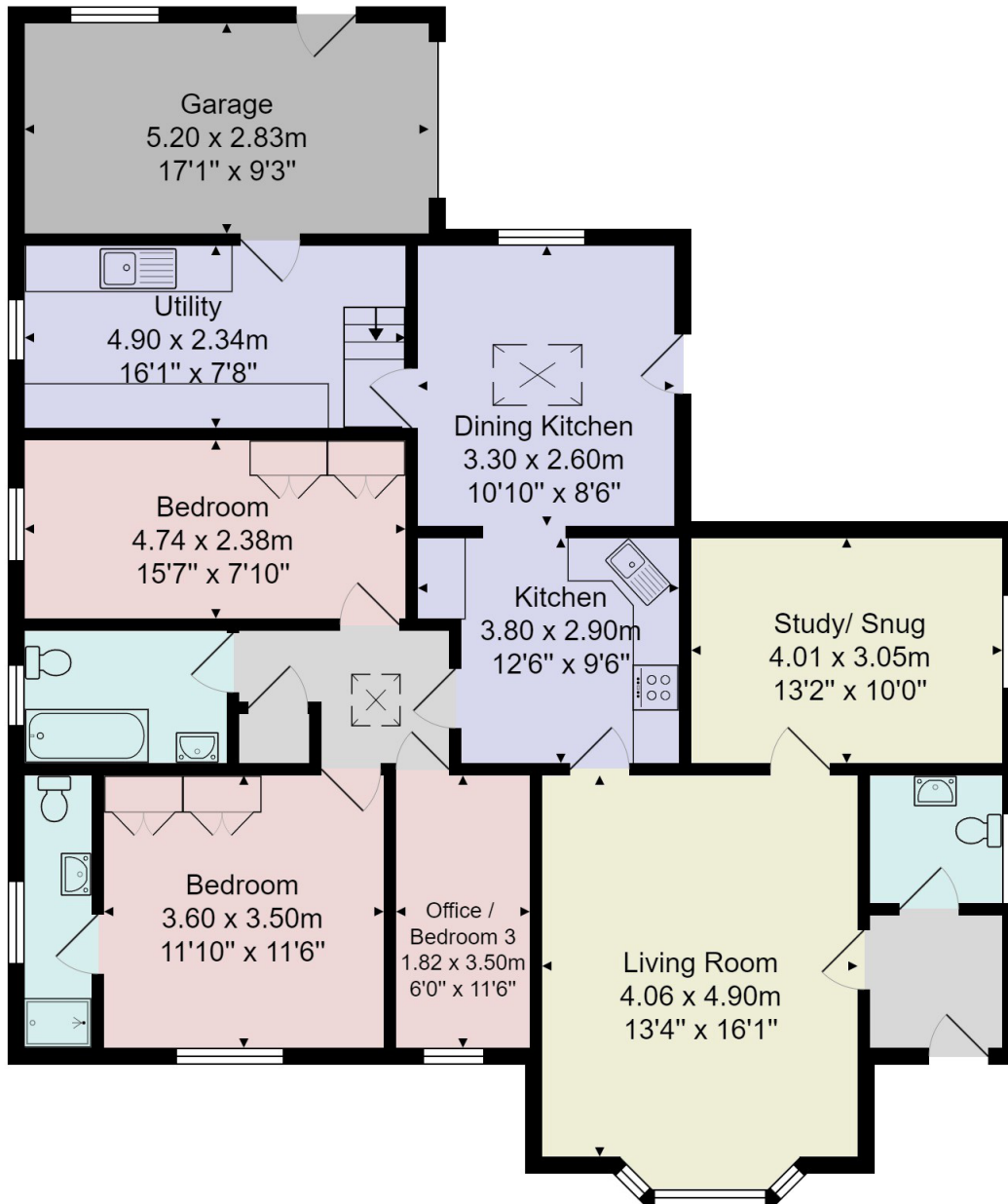
BEDROOM 3/STUDY

A further single bedroom or study with fitted shelving and cabinets.

BATHROOM

A white modern suite, comprising WC, basin set atop a vanity unit and bath. Tiled walls and floor. Heated towel rail.

FLOOR PLAN



Total Area: 122.7 m² ... 1320 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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Outside

Gates lead to a parking area and an integral single garage with light, power and electric door. There is an attractive garden surrounding the property with lawned area well stocked planted borders and a decked, sitting area with summer house.

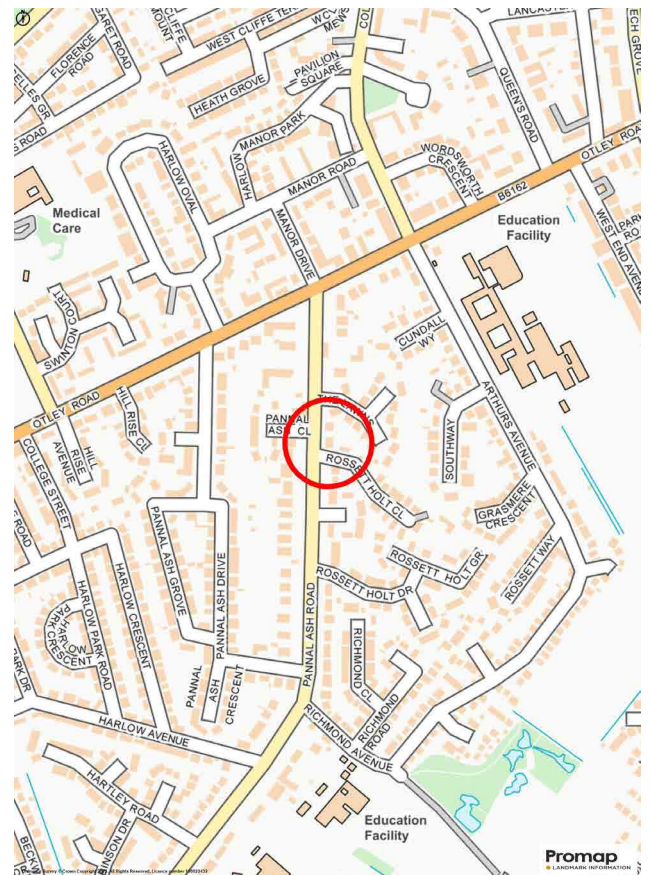
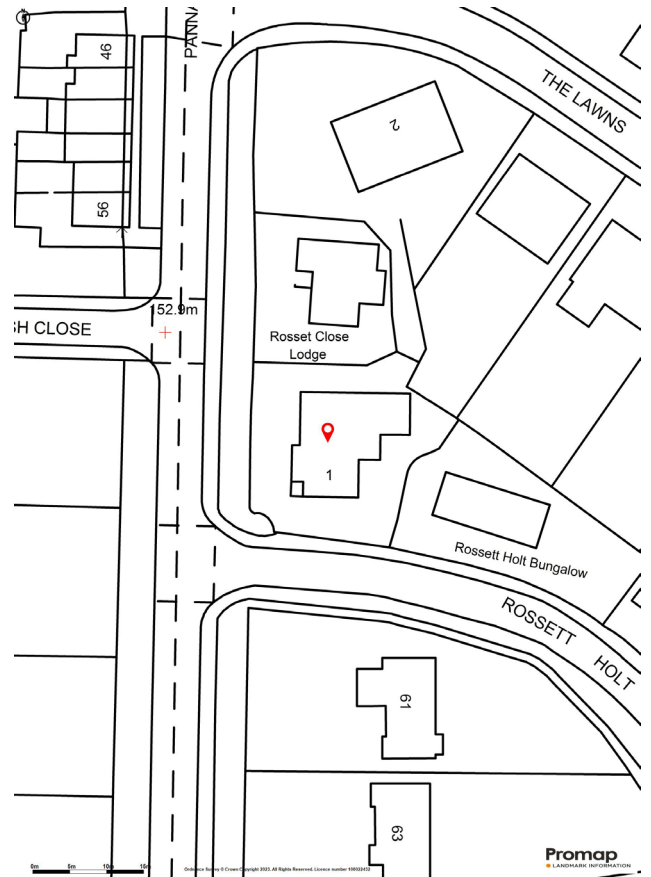
Services

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		
(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			

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