



VERITY
FREARSON

36 ROSSETT AVENUE, HARROGATE, HG2 9NA

£600,000

36 ROSSETT AVENUE,

Harrogate, HG2 9NA

A beautifully presented three-bedroom detached bungalow which has been extended and modernised by the current owner to create high-quality modern accommodation with a large and attractive garden, situated on a quiet street in this popular south Harrogate location.

This super bungalow has the benefit of an extension which provides a large open-plan dining kitchen with a quality fitted kitchen, in addition to the sitting room, office, three double bedrooms and shower room. The property also benefits from a modern gas central heating system. Outside, the property has a double-width drive which provides parking and leads to the garage, and there is a large and attractive garden to the rear with lawn, planted borders, patio and shed.

The property is situated in this desirable location on the south side of Harrogate, well served by local amenities and close to the town centre.



Sitting Room · Office · Dining Kitchen

3 Bedrooms · Bathroom

Off-Road Parking · Single Garage · Large Lawned Garden To Rear







ACCOMMODATION

RECEPTION HALL

A reception hall with a fitted cupboard.

SITTING ROOM

A large reception room with window to front.

OFFICE

A useful workspace, with access from the sitting room. Window to front.

DINING KITCHEN

A stunning open-plan, extended kitchen and dining area. The kitchen comprises a range of German-made wall and base units with electric hob, double oven and microwave, integrated dishwasher, washing machine and tumble dryer. Free-standing fridge / freezer.

BEDROOM 1

A double bedroom with fitted wardrobes.

BEDROOM 2

A double bedroom with fitted wardrobe.

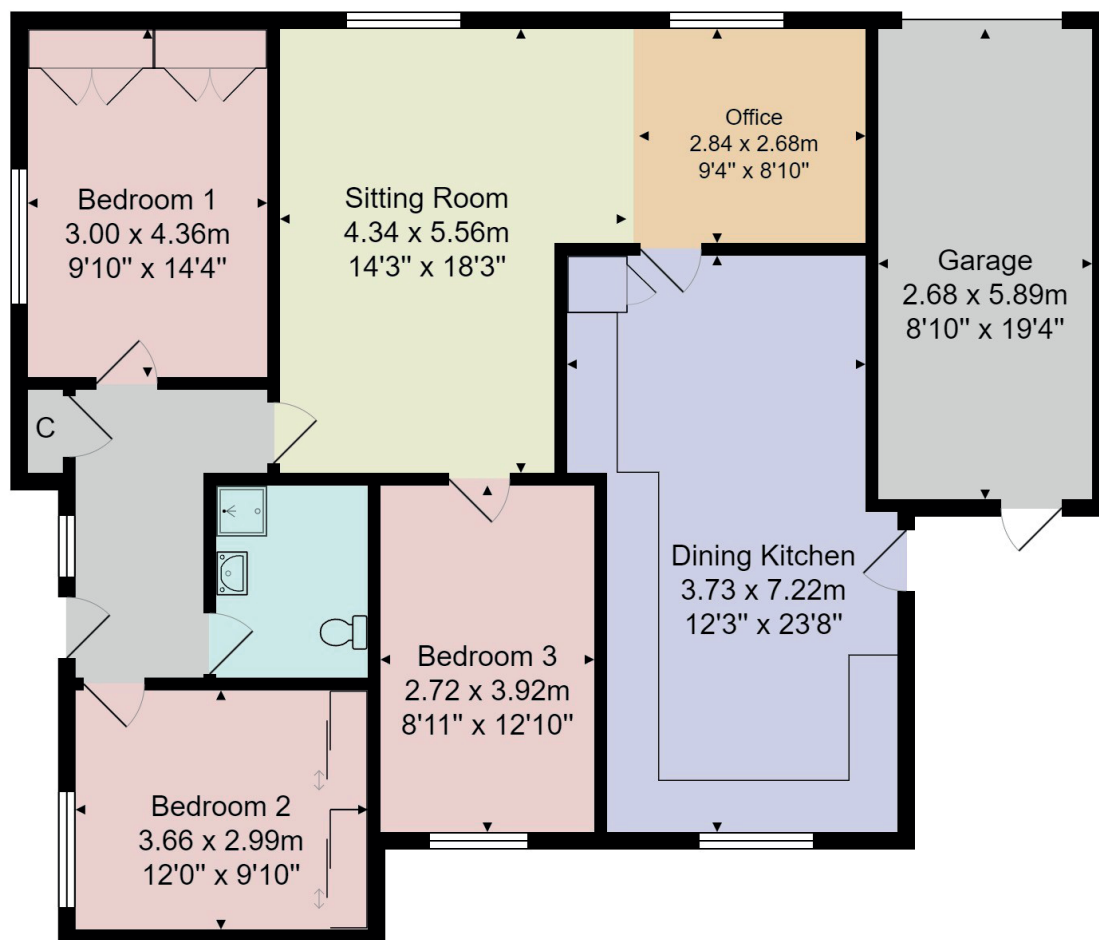
BEDROOM 3

A further double bedroom.

BATHROOM

A white suite comprising WC, washbasin and large shower.

FLOOR PLAN



Total Area: 125.8 m² ... 1354 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

A double-width drive provides parking and leads to a single garage. To the rear of the property there is a large and attractive garden with lawn, planted borders, paved sitting areas and a timber garden shed.

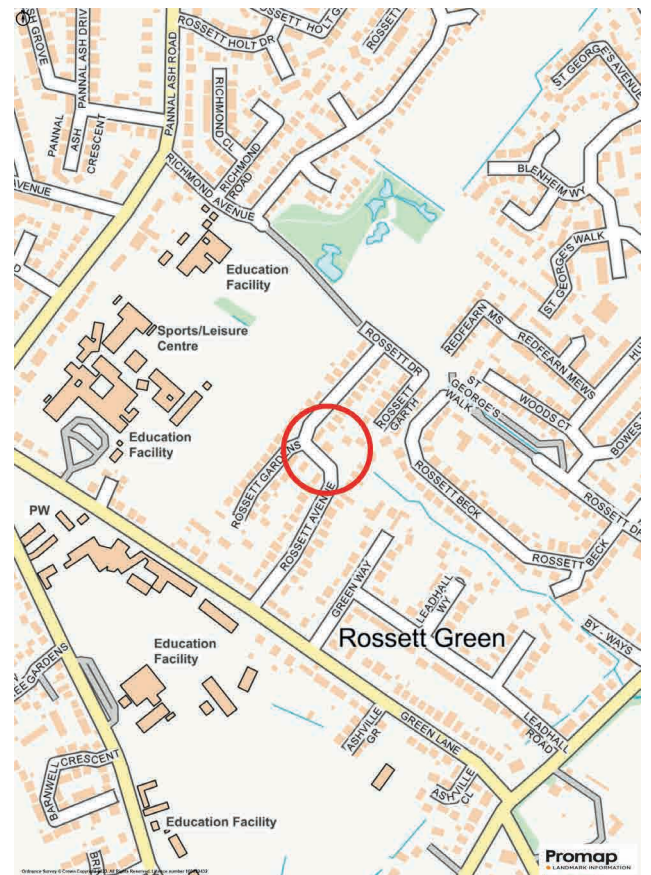
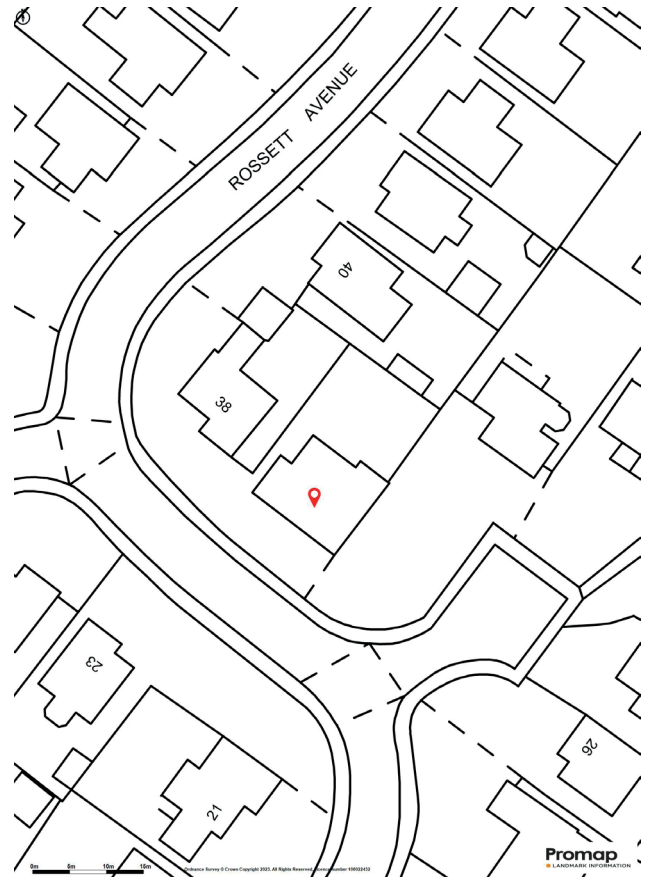
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

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