



VERITY  
FREARSON

ROSE COTTAGE, RIGTON HILL, NORTH RIGTON, LS17 0DJ

GUIDE PRICE £550,000

# ROSE COTTAGE, RIGTON HILL,

*North Rigton, LS17 0DJ*

**A charming three-bedroomed cottage offering deceptively generous and beautifully presented accommodation.**

This stunning home has been tastefully and sympathetically refurbished to an exacting standard and offers well-proportioned living accommodation throughout, located in the centre of the fashionable and popular village of North Rigton, surrounded by open countryside and close to Almscliffe Crag. Village amenities include public house and primary school.

The property is well placed to the south side of Harrogate, well placed for the Harrogate bypass and daily commuting to Yorkshire's principal business districts. There is also Weeton train station within 5 minutes drive, offering direct trains to both Leeds and York. The property is sure to appeal to a wide range of buyers, an internal viewing is essential to appreciate the overall style and quality of this exceptional home.



2 Reception Rooms · Dining Kitchen

3 Bedrooms · En-Suite Shower Room · Bathroom

Landscaped South-Facing Garden · Converted Outbuilding Used As Study







## ACCOMMODATION

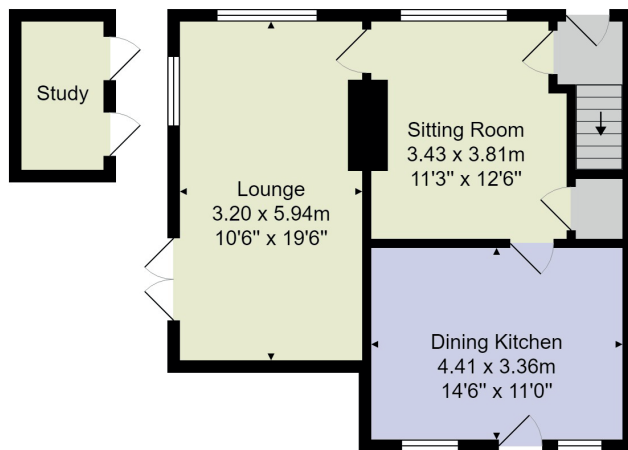
### GROUND FLOOR

With oil-fired central heating and uPVC double glazing throughout, the living accommodation comprises entrance hall, dining room with dual aspect, wood-burning stove which also heats the spacious living room, beautiful modern fitted kitchen with electric range cooker, granite worktops and a very useful pantry cupboard. There is also a useful under-stairs storage cupboard.

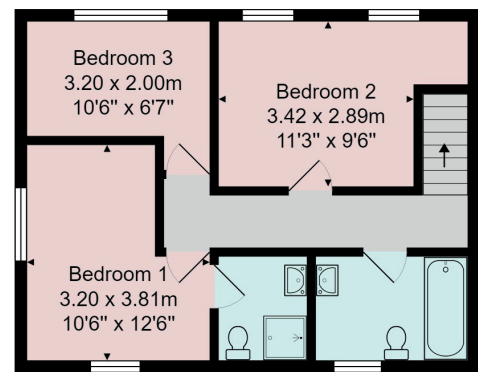
### FIRST FLOOR

On the first floor the landing leads to the master bedroom with a modern en-suite shower room with walk-in shower, WC and washbasin, a second double bedroom, a third bedroom and house bathroom with shower over the bath, WC and washbasin. There are two loft spaces which offer extra storage space.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 98.2 m<sup>2</sup> ... 1057 ft<sup>2</sup> (excluding study)

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**

Outside, and to the rear of the property, is an outbuilding which has been converted into an office space with power and lighting. A real feature to the house is the very attractive, well-landscaped south-facing gardens which are private and incorporate a good-sized elevated patio area with mature planting, which offers a great entertaining space well stocked and mature herb garden. There is unrestricted on-street parking to the front of the property.

**Directions**

Proceed from Beckwithshaw towards North Rigton and continue onto Rigton Hill where the property is easily found on the left-hand side clearly marked by a Verity Frearson sale board.

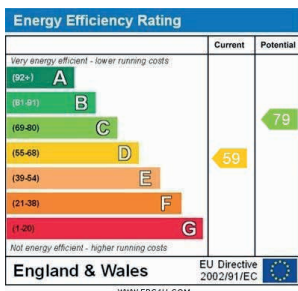
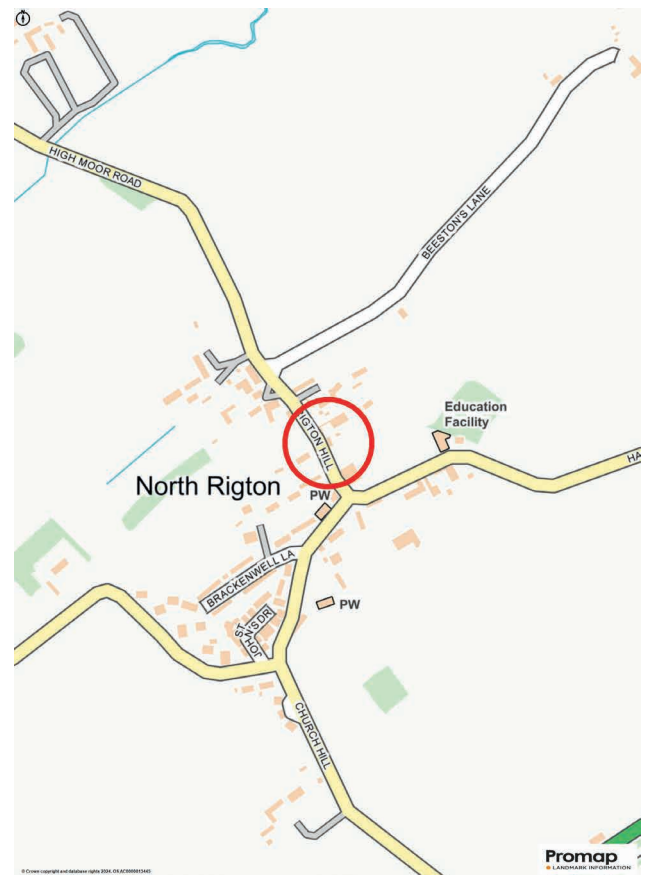
**Services**

All mains services connected with the exception of gas. Oil-fired central heating.

**Tenure**

Freehold

**Council Tax Band - E**



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