



VERITY
FREARSON

HOLLY COTTAGE, ROSSETT GREEN LANE, HARROGATE, HG2 9LQ

GUIDE PRICE £650,000

HOLLY COTTAGE, ROSSETT GREEN LANE,

Harrogate, HG2 9LQ

A most individual and superb double-fronted three-bedroom property enjoying an enviable position on Rossett Green Lane, to the south side of Harrogate.

The property offers huge potential to remodel and extend it, subject to obtaining the necessary consents, An internal viewing of the property is essential to appreciate the overall scale of the accommodation and delightful position.

Rossett Green Lane is well placed for daily commuting to Yorkshire's pincipal business districts, whilst also being close to excellent local schools and open countryside. The property is sure to appeal to a wide range of buyers, and an early viewing is strongly recommended.



2 Reception Rooms · Kitchen · Basement

3 Bedrooms · Bathroom · 2 Separate WCs · Box Room

Garage · Workshop · Extensive Off-Road Parking · Lawned Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

Leading to -

LIVING ROOM

A generous living room to the front of the property with bay window.

DINING ROOM

A good-sized dining room with fitted cupboards. Bay window to the front.

KITCHEN

A bright kitchen with views over the countryside. Stainless-steel sink and gas hob.

BEDROOM 1

A good-sized bedroom to suit ground-floor living, with fantastic views over the countryside from a window to the rear.

BATHROOM

Comprising bath and washbasin.

SEPARATE WC

FIRST FLOOR

There are two further double bedrooms, an additional box room and separate WC.

LOWER GROUND FLOOR

Comprising basement room, good sized integral garage, workshop and additional storage space.

FLOOR PLAN



Total Area: 215.4 m² ... 2319 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

Double gates accessed from Yew Tree Lane lead onto an extensive driveway. South-facing lawned gardens with established planting.

Good-sized integral garage and additional workshop.

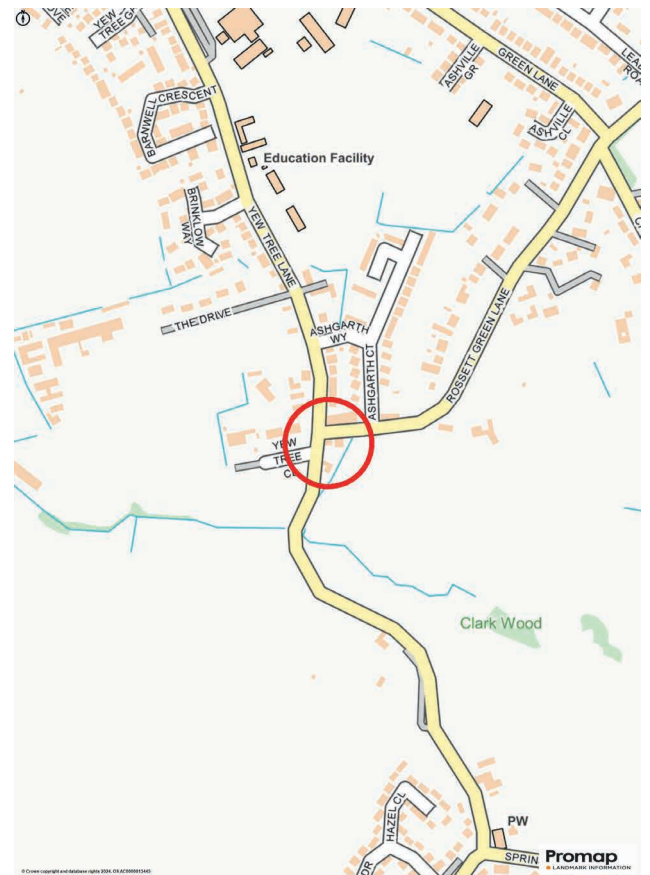
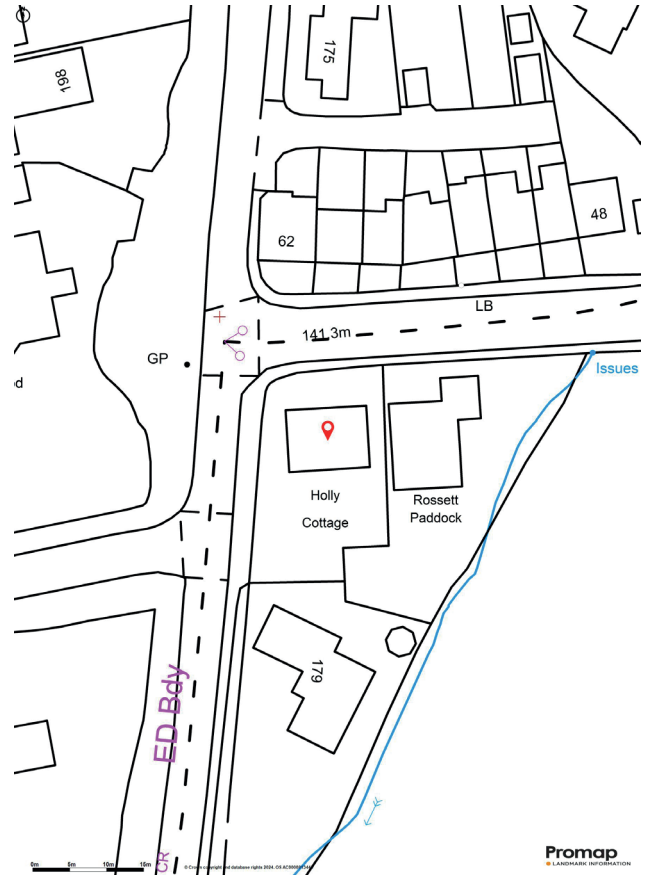
Services

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		73
(55-68)	D		
(39-54)	E	42	
(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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