

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

verityfearson.co.uk



10 Rossett Way, Harrogate, North Yorkshire, HG2 0EE

£450,000

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

10 Rossett Way, Harrogate, North Yorkshire, HG2 0EE

A very well-presented three-bedroom semi-detached family house situated in a quiet cul-de-sac location in this highly desirable residential position just off Arthurs Avenue and close to Harrogate Grammar School.

The property has a good-sized, attractive garden and off-street parking. This excellent family house offers characterful accommodation with the benefit of modern kitchen and bathroom fittings, together with gas central heating and double glazing throughout.

Rossett Way is situated in a highly convenient position within easy walking distance of the town centre and is well served by good local schools.





GROUND FLOOR

RECEPTION HALL

With window to side and central heating radiator. Under-stairs storage cupboard.

SITTING ROOM

With bay window to front and central heating radiators. Wood-effect flooring.

DINING ROOM

A further reception room with bay window to rear and patio doors leading to the garden. Central heating radiators.

KITCHEN

Fitted with a range of wall and base units plus gas hob with extractor hood above, integrated electric oven. Space for appliances. Window to rear.



FIRST FLOOR

BEDROOM 1

With window to front and central heating radiators. Fitted wardrobes.

BEDROOM 2

With bay window to rear and central heating radiator.

BEDROOM 3

With window to front and central heating radiator.

BATHROOM

Fitted with a modern white suite comprising low-flush WC, washbasin and panelled bath with shower above. Heated towel radiator. Windows to side.



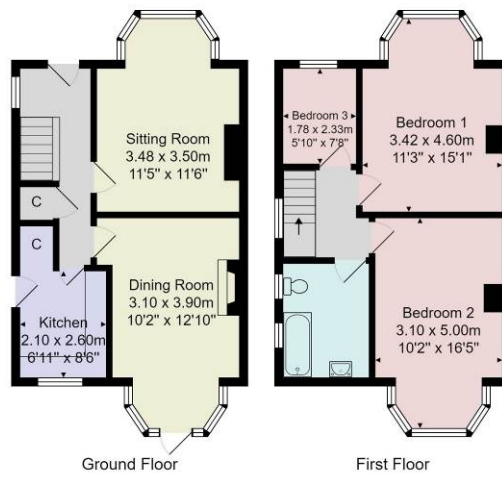
OUTSIDE

A driveway provides off-street parking. Attractive good-sized lawned garden to rear with well-stocked and paved seating area. Timber garden shed.

Tenure - Freehold

Council Tax Band - D





Total Area: 90.5 m² ... 974 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.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			