



9 Roseville Drive, Harrogate, North Yorkshire, HG1 4SZ

£163,000

Guide Price

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A spacious two bedroomed ground floor apartment with private entrance and garden, situated in this convenient location, well served by local amenities and close to Harrogate town centre.

This individual property provides generous accommodation, and now offers buyers the opportunity to update and modernise to suit their own requirements. The generous accommodation comprises two double bedrooms, together with a large sitting room a well equipped kitchen and bathroom. The property has the unusual benefit of a large private garden situated to the rear of the building.

Roseville Drive is a quiet residential street, situated just off Knaresborough Road, well served by excellent nearby amenities, including shops and is just a short distance from the famous Harrogate Stray, Harrogate hospital and the town centre. Offered for sale with no onward chain.





SITTING ROOM

A large reception room with bay window.

KITCHEN

With a range of fitted units with gas hob, integrated oven and space for appliances. Door leads to the garden.

BEDROOM 1

A large double bedroom with bay window.

BEDROOM 2

A further good size bedroom.

BATHROOM

A white suite comprising WC, basin and bath with shower above.

OUTSIDE

The property has the rare benefit of a private garden, providing an excellent outdoor entertaining space.

AGENTS NOTE

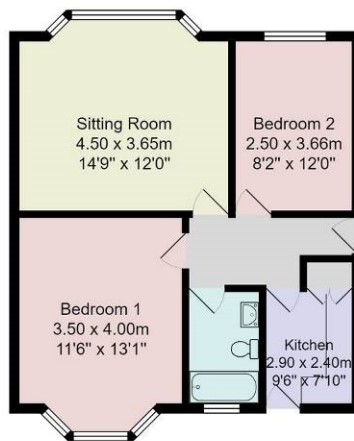
The property is long - leasehold and has a share of the freehold (50%)

There is no monthly service charge, costs are paid as and when required.

Tenure - Leasehold

Council Tax Band - A





All measurements are approximate and for display purposes only.
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Energy Efficiency Rating

Very energy efficient - lower running costs

(10-15) **A**

(16-20) **B**

(21-30) **C**

(31-45) **D**

(46-65) **E**

(66-95) **F**

(96-150) **G**

Not as energy efficient - higher running costs

Current: **71** Potential: **76**

England & Wales EU Directive 2002/91/EC