



VERITY  
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MYRTLE GARTH, ROSSETT BECK CLOSE, HARROGATE, HG2 9NU

# MYRTLE GARTH, ROSSETT BECK CLOSE

*Harrogate, HG2 9NU*

**A fantastic opportunity to purchase a substantial detached property occupying a particularly generous plot with attractive gardens and situated in this prime South Harrogate location on a quiet cul-de-sac.**

This impressive property provide very spacious accommodation extending to over 4000 sq ft. There is potential for buyers to update and modernise the property to suit their own requirements, and there is huge potential to further extend or develop the property to provide additional accommodation, subject to obtaining the necessary consents. On the ground floor, there is a large reception hall which leads to the spacious, sitting room, dining room and kitchen. There is also a garden room providing an additional sitting area overlooking the garden, an office, utility and three double bedrooms, as well as an ensuite bathroom and additional shower room. On the first floor, there are two further bedrooms, each with ensuite facilities. There is access from the first floor to large loft storage areas which have huge potential for creating additional bedroom accommodation if required, subject to obtaining the necessary consents. A particular feature of the property is the very large plot with attractive garden with mature planted borders and large paved sun terrace. There is ample parking to the front and access to an integral garage with electric door. Offered for sale with no onward chain.



3 Reception Rooms · Kitchen · Utility Room · Cloakroom · Office

5 Bedrooms · 4 Bathrooms

Off-Road Parking · Double Garage · Large & Attractive Garden







## ACCOMMODATION

### Ground Floor

#### Reception Hall

A porch leads to the spacious reception hall where there is fitted cupboards and stairs leading to the upper floor.

#### Sitting Room

A large reception room with feature fireplace with open fire. A window overlooks the rear garden.

#### Dining Room

A further good sized reception room with glazed doors leading to the garden room.

#### Garden Room

Providing a further sitting area with windows and glazed door overlooking the garden.

#### Utility

With space and plumbing for washing machine and tumble dryer.

#### Cloakroom

With WC and basin. Fitted cupboards.

#### Kitchen

With a range of fitted units with gas hob, integrated double oven and space for appliances. Space for dining table.

#### Office

Providing a useful workspace with fitted cupboards and window overlooking the rear garden.

#### Bedroom 1

A large double bedroom with fitted wardrobes.

#### Ensuite Bathroom

With basin set within a vanity unit and bath. WC. Fitted cupboards.

#### Bedroom 2

A double bedroom with basin and fitted wardrobes.

#### Bedroom 3

A double bedroom with basin and fitted wardrobes.

#### Bathroom

With WC, basin and shower. Fitted cupboards.

#### First Floor Landing

A generous landing with skylight window and access to a large loft storage area.

#### Bedroom 4

A double bedroom. Skylight windows. Access to eaves storage space.

#### Ensuite Shower Room

With WC, basin, bidet and shower.

#### Bedroom 5

A further double bedroom with skylight windows.

#### Ensuite

With WC, twin basins, bidet, bath and shower. Airing cupboard.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 416.1 m<sup>2</sup> ... 4479 IP<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Location

Rossett Beck Close is a quiet residential street situated on the south side of Harrogate close to excellent local amenities, including desirable primary and secondary schools, a parade of shops along Leeds Road, Hornbeam Park railway station and is just a short distance from Harrogate town centre.

## Outside

There is ample off-road parking to the front of the property and access to a large integral double garage with electric door. The property occupies a particularly generous plot with good sized an attractive rear gardens with lawn, mature planting and various sitting areas including a large sun terrace. Useful basement garden store.

## Services

All mains services connected.

## Tenure

Freehold

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