



35 Rossett Avenue, Harrogate, North Yorkshire, HG2 9NA

£435,000

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A three-bedroom detached bungalow providing spacious accommodation, situated in a desirable residential location on the south side of Harrogate.

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This excellent bungalow provides spacious accommodation with a large sitting room, together with a well-equipped kitchen, three good sized bedrooms, shower room and additional separate WC. The property occupies a generous plot, having a driveway, garage and an attractive rear garden with lawn and sitting areas.

The property is located on a quiet residential street, situated within a popular south Harrogate location, well served by excellent, local amenities, and just a short distance from Harrogate town centre. Offered for sale with no onward chain.





### **RECEPTION HALL**

A porch leads to a spacious reception hall with fitted cupboards.

### **SITTING ROOM**

A large reception room with bay window and stone fireplace with electric fire.

### **KITCHEN**

With a range of fitted units and space for appliances. Glazed door to the side.

### **CLOAKROOM**

With WC and washbasin.

### **BEDROOM 1**

A double bedroom with fitted wardrobes and window overlooking the garden.

### **BEDROOM 2**

A further double bedroom.

### **BEDROOM 3**

A further bedroom with glazed door leading to the garden.

### **SHOWER ROOM**

With WC, washbasin and shower.

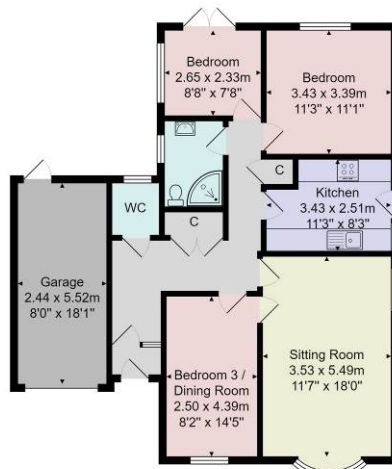
### **OUTSIDE**

A drive provides parking and leads to a single garage. To the rear there is an attractive and private garden with lawn, patio and planted borders. Large summerhouse with power. Private aspect to the rear over wooded area and school playing fields beyond.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 95.4 m<sup>2</sup> ... 1027 ft<sup>2</sup>

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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