



VERITY  
FREARSON

6 ROSSETT PARK ROAD, HARROGATE, HG2 9NP

OFFERS OVER £700,000

## 6 ROSSETT PARK ROAD,

*Harrogate, HG2 9NP*

**A fantastic opportunity to purchase a four-bedroom detached property with an attractive garden, situated in a delightful position with an open aspect to the rear on this quiet residential street within a prime south Harrogate position. The super property has been well maintained, but now offers buyers the opportunity to update and alter the accommodation to suit their own requirements.**

On the ground floor there is a spacious sitting room, together with a ground-floor office / snug, cloakroom, large dining kitchen, utility room, and conservatory. Upstairs, there are four good sized bedrooms, including the main bedroom which has fitted wardrobes and a modern bathroom.

A drive provides parking and leads to a large integral double tandem garage. There is an attractive rear garden with mature planted borders, enjoying a delightful open aspect of the rear. There is also an additional walled courtyard garden to the front, providing a further sitting area.



Sitting Room · Study/Snug · Cloakroom · Kitchen · Utility · Conservatory

4 Bedrooms · 2 Shower Rooms

Off-Road Parking · Double Garage · Attractive Garden







## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A spacious reception room with large picture window overlooking the garden. Oak flooring. Fireplace with living-flame gas fire.

#### STUDY / SNUG

A further sitting space or office with a window overlooking the garden.

#### CLOAKROOM

With WC and washbasin. Under-stairs cupboard.

#### KITCHEN

With space for dining area and tiled flooring. The kitchen comprises a range of fitted unit with induction hob and double oven.

#### UTILITY ROOM

A large utility room with fitted units, worktop and sink. Space and plumbing for appliances.

#### CONSERVATORY

Providing a further sitting area with window and glazed doors to the front overlooking the walled front garden.

### FIRST FLOOR

#### BEDROOM 1

A large double bedroom with fitted wardrobes, drawers and dressing table.

#### BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, and shower.

#### BEDROOM 2

A double bedroom with fitted wardrobes. Windows to front and rear.

#### BEDROOM 3

A double bedroom with fitted wardrobes.

#### BEDROOM 4

A further bedroom or office.

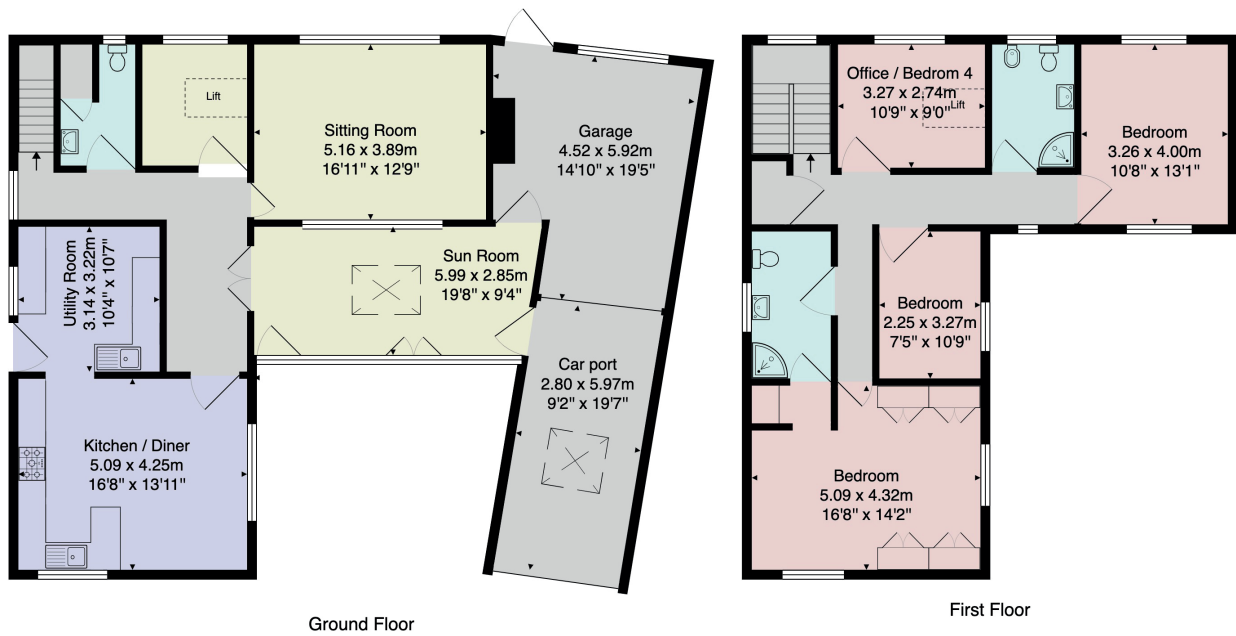
#### BATHROOM

Another white suite comprising WC, washbasin, shower and bidet.

#### LIFT

The property has a fitted lift providing access between the ground-floor snug and the first-floor bedroom 4.

# FLOOR PLAN



Ground Floor

First Floor

Total Area: 220.3 m<sup>2</sup> ... 2371 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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### Outside

A drive provides parking to the front of the property and leads to a large integral double tandem garage with light and power. To the rear of the property there is an attractive and good-sized garden with mature planted borders, lawn and sitting areas enjoying a delightful open aspect to the rear. There is a paved courtyard garden to the front providing an additional paved sitting area.

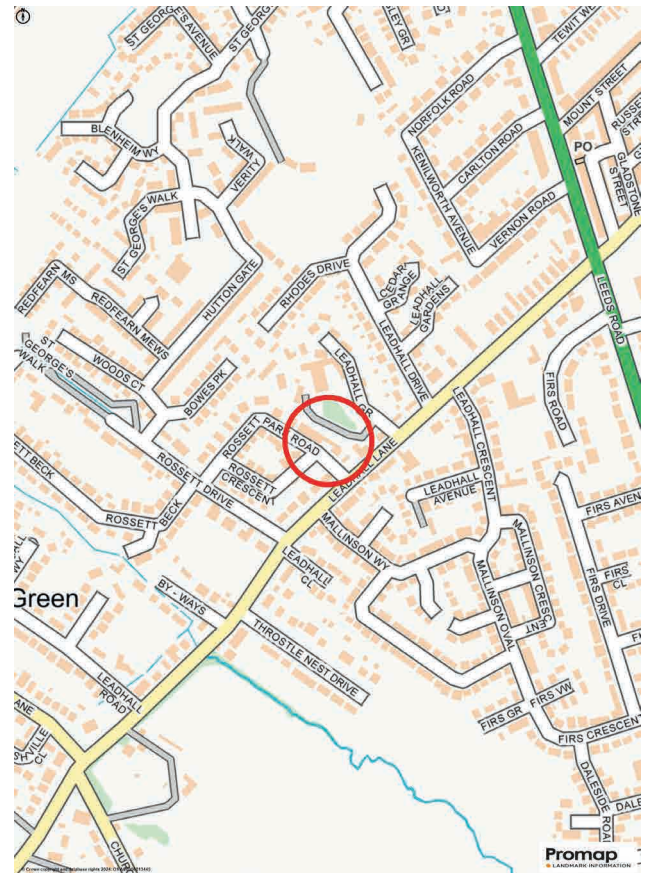
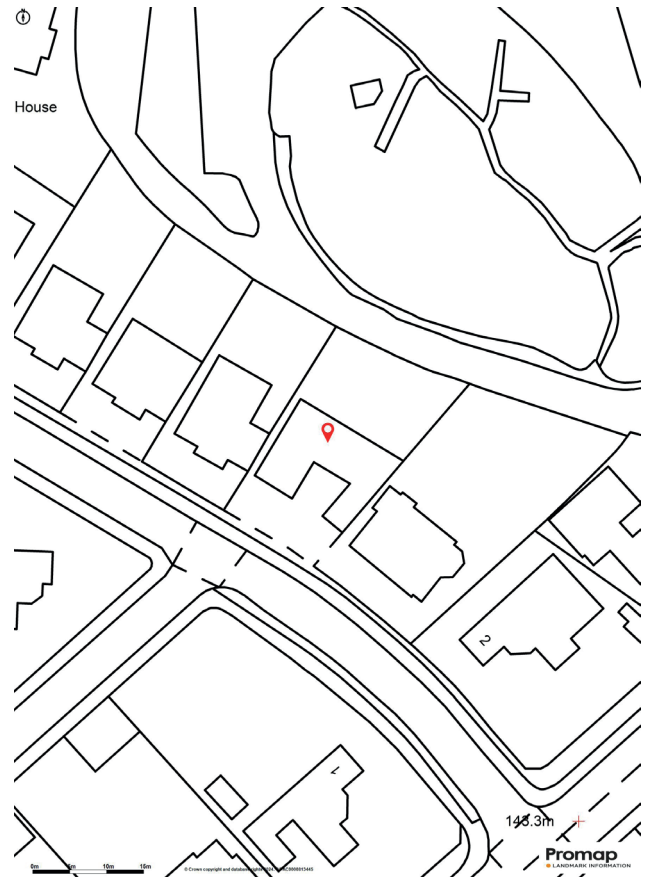
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - G



Harrogate

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