



**42 Rossett Avenue, Harrogate**

**£450,000**



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



**A three-bedroom detached bungalow occupying a quiet and desirable position on the south side of Harrogate. The property benefits from a generous driveway, double garage and an attractive private garden with summer house, offering excellent outdoor space.**

**The accommodation has been well maintained but now offers buyers an excellent opportunity to update and modernise to suit their own requirements. The location is particularly appealing – peaceful and residential, yet convenient for local amenities and within easy reach of Harrogate town centre.**

#### **OUTSIDE**

**A generous driveway provides ample off-road parking and leads to a double garage. To the rear there is an attractive and private garden laid mainly to lawn, with a sitting area and summerhouse, creating a pleasant outdoor space ideal for relaxation or entertaining.**

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

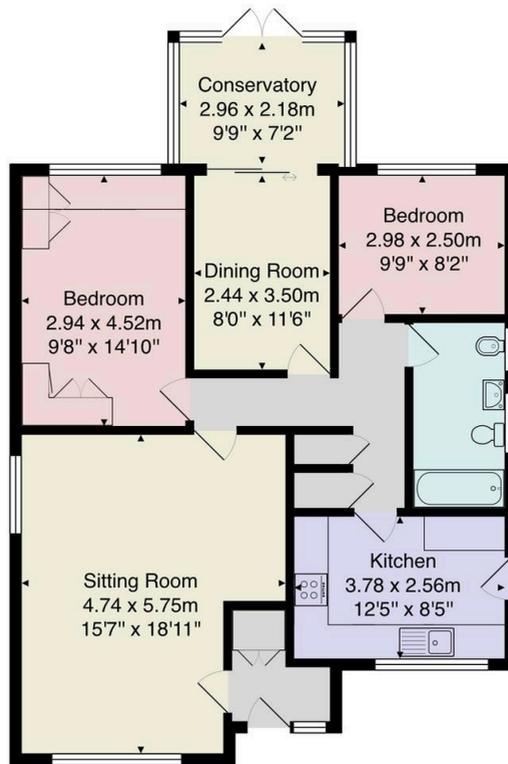


#### GROUND FLOOR

The generous accommodation includes a large reception room with fireplace and windows on two sides, creating a bright and spacious living area. The kitchen is fitted with a range of units incorporating a gas hob, integrated oven and dishwasher, with space for additional appliances.

There are three good-sized bedrooms, the main bedroom benefiting from a range of fitted wardrobes. One of the bedrooms provides access to a conservatory extension, offering additional versatile living space overlooking the garden. The bathroom is fitted with a suite including bath with shower above, and bidet. A useful loft, accessed via a pull-down ladder, provides excellent additional storage space.





Total Area: 91.2 m<sup>2</sup> ... 981 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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