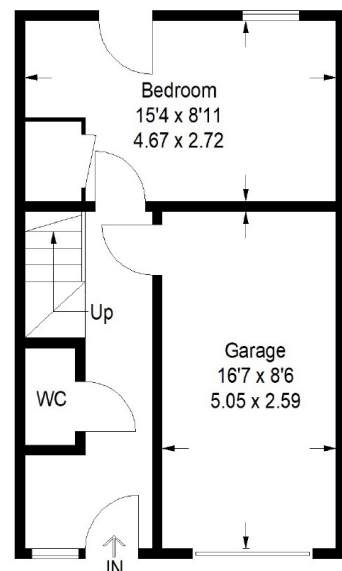
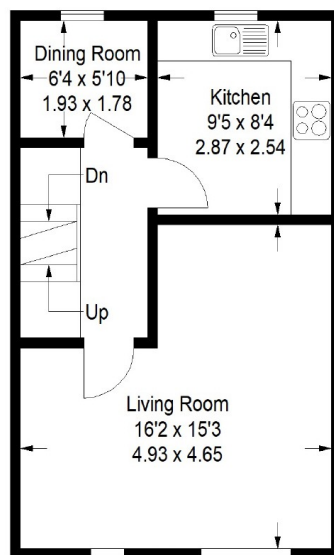


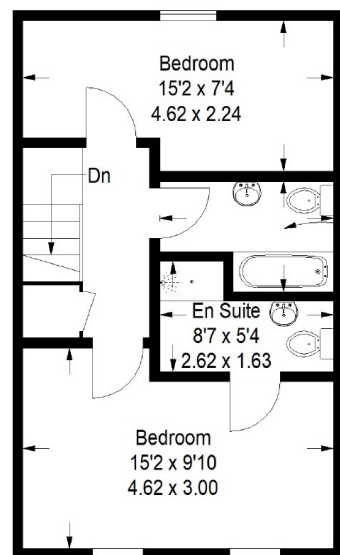
Approximate Gross Internal Area (Including Garage)  
110.1 sq m / 1185 sq ft



Ground Floor (Including Garage)  
36.7 sq m / 395 sq ft



First Floor = 36.7 sq m / 395 sq ft



Second Floor = 36.7 sq m / 395 sq ft

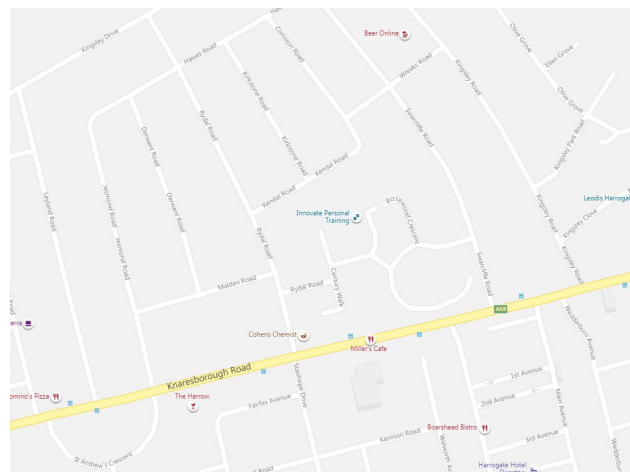
Bathroom  
8'5 x 5'4  
2.57 x 1.63

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating	
Current	Potential
A	85
B	
C	
D	
E	
F	
G	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	83
B	
C	
D	
E	
F	
G	
England & Wales	
EU Directive 2002/91/EC	



### Viewing arrangements

Strictly by appointment through Myrings  
Telephone 01423 566400  
Email enquiries@myringsestateagents.com

### Directions

From the Empress roundabout proceed along the A59 Knaresborough Road taking the eighth turning on the left into Swarcliffe Road. Take the first left into Nightingale Drive then first right into Rosewood Crescent.



12 Rosewood Crescent, Harrogate

£259,950

MYRINGS

Harrogate's Leading Family Estate Agent



Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation of warranty in relation to this property.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property



A modern 3 bedroom town house with light and airy accommodation over three floors located to the East side of Harrogate within a short walk of Starbeck train station.

Fronted by driveway parking for at least one car leading to an integral garage with power and lighting, the house opens into a spacious hall with a useful w/c. To the rear elevation there is a double bedroom with a fitted cupboard often used as a second lounge with a door leading out to the private, good sized rear garden including a patio seating area and lawn. To the first floor there is a super L shaped lounge, a modern fitted kitchen with a range of units and a separate dining room/home office or

study. The second floors offers two well proportioned bedroom with the master having the additional benefit of an en-suite shower room. A house bathroom serves the other bedrooms.

Rosewood Crescent is within a popular residential area on the outskirts of Harrogate's town centre with it's many attractions such as boutique shopping, Betty's famed Tea Rooms and the 200 Acre Stray Parkland. The town is also renowned for it's reputable schools which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



**Bus**  
2 minutes walk



**Main Roads**  
A1M 7.2 miles



**Train**  
Starbeck 5 minutes walk



**Airport**  
Leeds Bradford 13.1 miles

**Fixtures & fittings**  
Furnishings are not part of the sale and must be considered and negotiated separately.

**Services**  
All mains services are connected to the property.

**Rating Authority**  
Harrogate Borough Council Tax Band E

**Tenure**  
Freehold