



VERITY
FREARSON

9 ROSSETT PARK ROAD, HARROGATE, HG2 9NP

£650,000

9 ROSSETT PARK ROAD,

Harrogate, HG2 9NP

A stunning three-bedroomed detached dormer bungalow which has been modernised to now reveal immaculately presented, generous and versatile accommodation, arranged over two levels.

This superb property enjoys a very attractive and most convenient residential position to the south side of Harrogate, just off Leadhall Lane, within walking distance of the popular Leeds Road shopping parade, Marks and Spencer Food Hall and Hornbeam Park railway station.

The spacious accommodation is complemented by a delightful southwest-facing rear garden, and an internal viewing is strongly recommended to appreciate the overall size and quality of this impressive and individual property.



Living Room · Living Kitchen · Utility Room

3 Bedrooms · Shower Room · House Bathroom

Ample Off-Road Parking · Generous Southwest-Facing Lawned Garden To Rear







ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Tiled floor

ENTRANCE HALL

With stairs leading to the first floor, central heating radiator.

LIVING ROOM

A spacious reception room with double doors leading to the rear garden. Central heating radiator and limestone fireplace with living-flame coal-effect gas fire. Double doors lead to

STUNNING L-SHAPED LIVING KITCHEN

Incorporating a spacious dining area with bay window to rear and central heating radiator. Breakfast kitchen with an extensive range of cream Shaker-style wall and base units with central island and feature breakfast bar. Inset 1½-bowl stainless-steel sink and boiling water tap. Integrated dishwasher and space for large fridge freezer. Electric Everhot range cooker with hot plates, ovens and additional induction hobs. Windows to front.

UTILITY ROOM

A very spacious utility room with window to front and glazed door leading to the rear garden. There are fitted base units with oak worktops above and sink together with fitted shelving. Space and plumbing for washing machine and tumble dryer. Central heating radiator.

BEDROOM 2

A double bedroom with windows to rear and side, central heating radiator and built-in wardrobe.

BEDROOM 3

A further bedroom with bay window to front and central heating radiator. Fitted desk and shelving.

SHOWER ROOM

With large walk-in shower, washbasin and low-flush WC. Modern tiling, heated towel rail and window to side.

FIRST FLOOR

LANDING

Access to roof void.

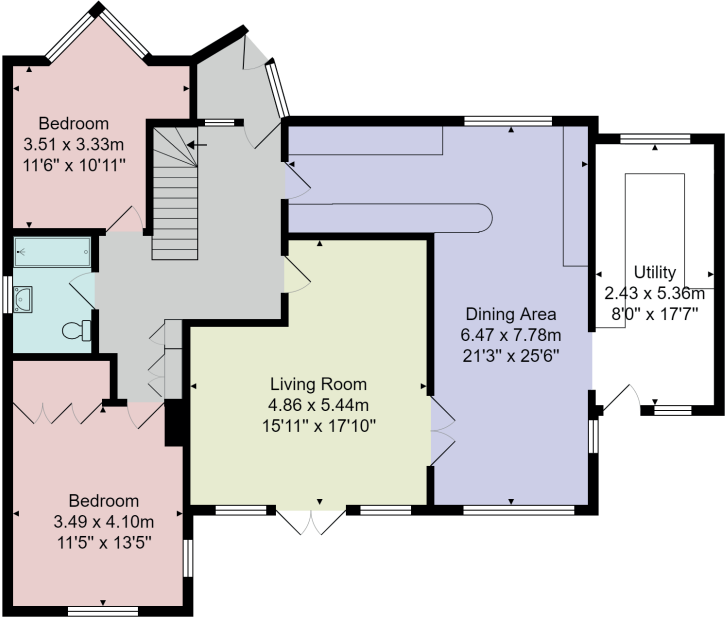
BEDROOM 1

Windows to front and side with fitted shutters and built-in wardrobes.

HOUSE BATHROOM

Three-piece white suite comprising low-flush WC washbasin and bath with shower above. Modern tiling, central heating radiator and window to side.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 160.2 m² ... 1724 ft²

All measurements are approximate and for display purposes only.
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Outside

A resin driveway to front provides generous off-road parking. A particular feature of the property is the very attractive southwest-facing rear garden incorporating an Indian stone patio, shaped lawn and a variety of planted borders.

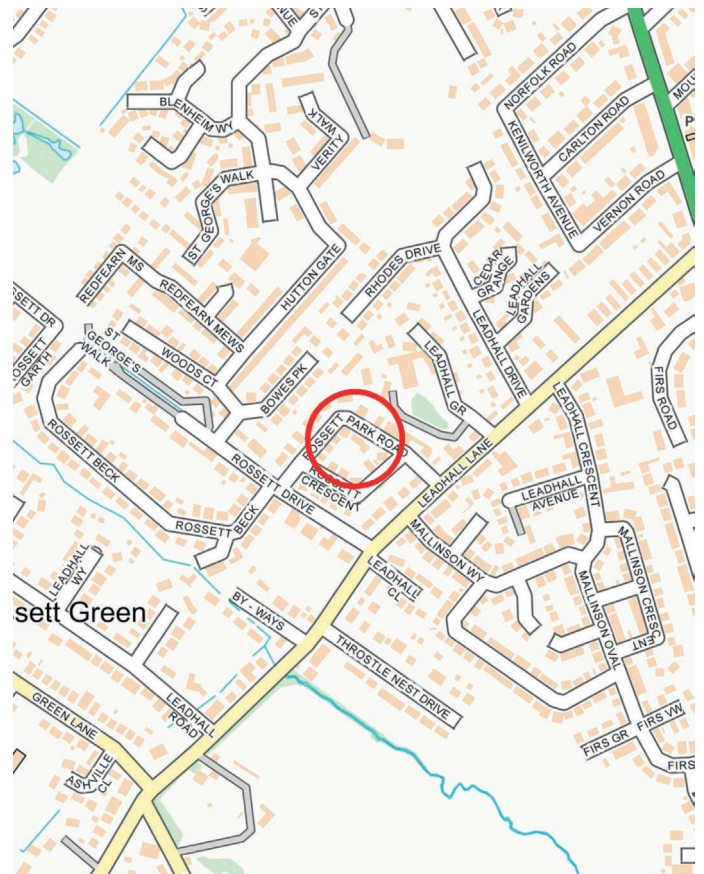
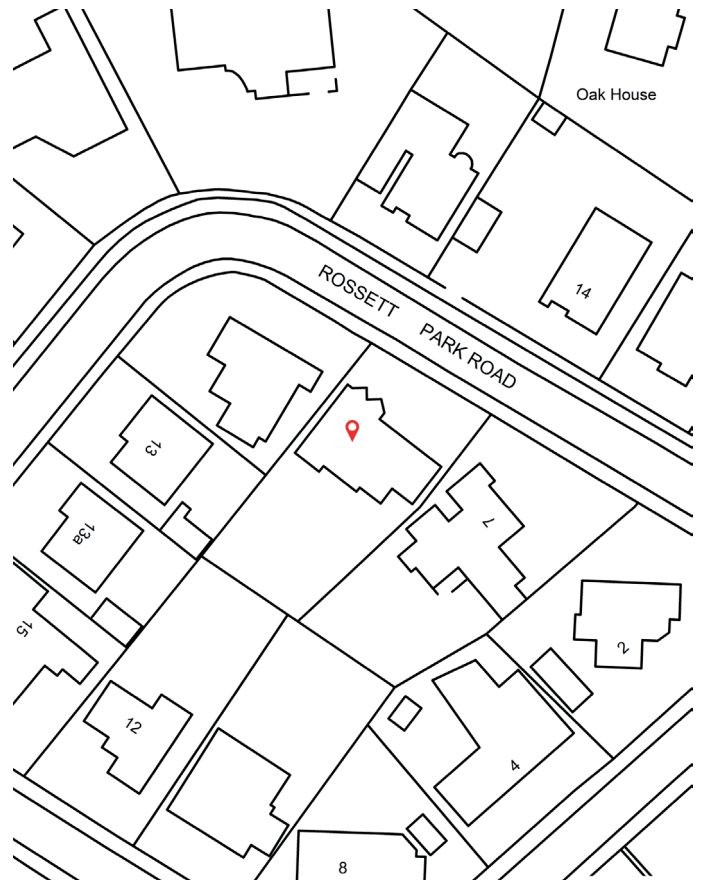
Directions

Leave Harrogate on the A61 Leeds Road. At the traffic lights, with Marks and Spencer Food Hall, on the left, turn right onto Leadhall Lane. Turn third right onto Rossett Park Road

Services

All mains services are connected.

Council Tax Band: G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			81
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			75
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Harrogate

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