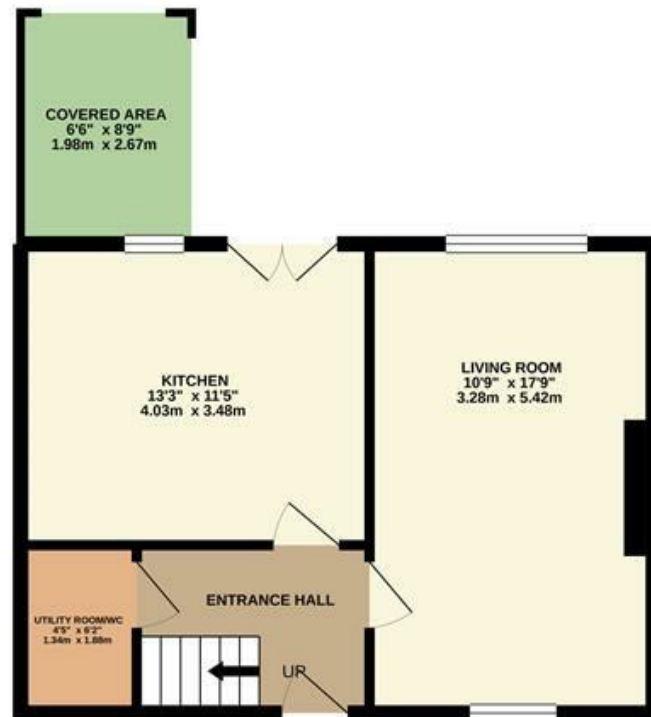


GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**NICHOLLS
TYREMAN**



**31 Rossett Drive
Harrogate**

£400,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

WWW.NICHOLLSTYREMAN.COM

onTheMarket.com **rightmove**

***** SOLD IN 5 DAYS*****

An exceptionally rare opportunity to purchase this delightful, attached, family property situated in a quiet cul-de-sac to the favoured south side of Harrogate, within easy reach of the Leeds Road shopping parades, Hornbeam rail link for easy commuting to Leeds and York and, in turn, the Harrogate town centre.

An internal inspection is truly required to appreciate the charm and character this property has to offer. With the benefit of double glazing and central heating the accommodation comprises: Welcoming entrance hall with staircase to first floor, ground floor cloakroom, large, through living room, fitted breakfast kitchen with double opening doors to the rear, three bedrooms and house bathroom.

3 Bedrooms

1 Reception Room

1 Bathroom

South Side Location

DIRECTIONS - HG2 9NS

From Harrogate take the Leeds Road and at the Marks & Spencer traffic lights turn right into Leadhall Lane. Rossett Drive is a turning on the right hand side.

COUNCIL TAX

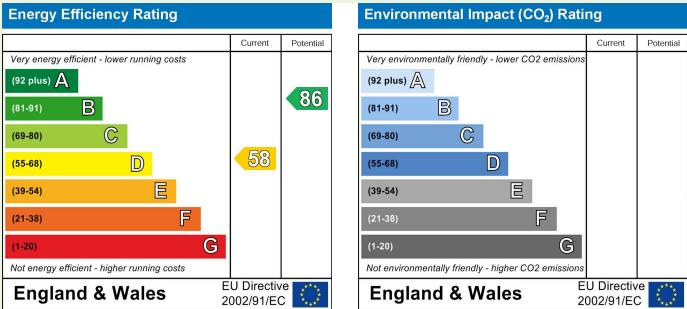
The property has been placed in band E.

TENURE

The tenure of the property is Freehold



EPC RATING:



APPROXIMATE DISTANCES

Town Centre	1.25 miles
Railway Station	0.8 miles
Bus Route	750 metres
Airport	11.5 miles