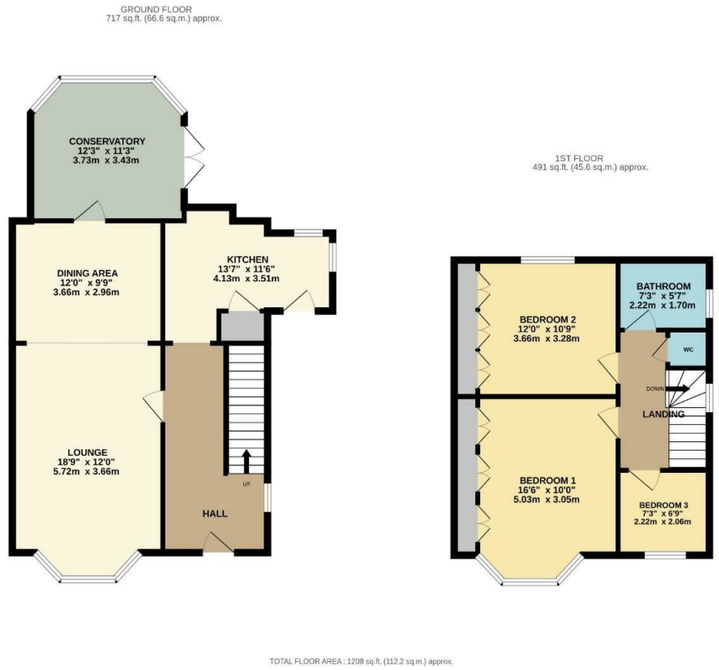
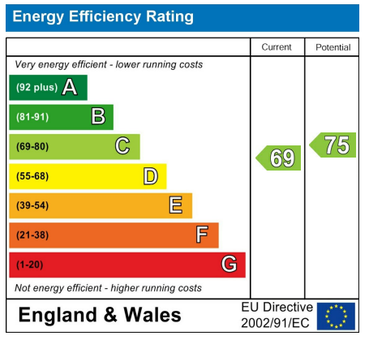
Floor Plan



Energy Performance Certificate



Directions

From the Prince of Wales roundabout proceed out of Harrogate on Otley Road. At the Grammar School traffic lights turn left onto Arthurs Avenue. Continue along passed the school and turn right into Rossett Way where the property is found at the very top of the cul de sac.

Council Tax Band Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£525,000

28 Rossett Way, Harrogate, HG2 0EE

3 Bedroom House

A very well presented three bedroomed semi detached family home offering spacious living accommodation but also further scope for extension and benefitting from a superb location on the south side of Harrogate at the head of a quiet cul de sac with a fantastic south west facing garden.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

A very well presented three bedroomed semi detached family home offering spacious living accommodation but also further scope for extension and benefitting from a superb location on the south side of Harrogate at the head of a quiet cul de sac with a fantastic south west facing garden.

With gas fired central heating and double glazing the living accommodation comprises; entrance hall, bay fronted lounge with feature fireplace, dining area and double doors leading into the conservatory which overlooks the large rear garden and fitted kitchen with a side access door opening onto a patio area creating a great entertaining and barbecue area.

On the first floor the landing leads to the bay fronted master bedroom with fitted wardrobes, second double bedroom, third bedroom and house bathroom with walk in shower, separate bath, hand basin and a separate w/c.

Outside

Outside to the front of the property is a driveway offering off street parking for multiple vehicles and leads to a single garage. To the rear is the south west facing garden with a large lawn due to being on a corner plot, well stocked flower beds and benefitting from a corner plot so offers extra space and there is a patio area ideal for entertaining.

Surrounding Area

Benefiting from a superb location on the south side of Harrogate with fantastic primary and secondary school options, a wide range of amenities close by and a regular bus service into the centre of Harrogate where there are further amenities, restaurants, bars and great transport links to Leeds, York and London Kings Cross by rail and a regular bus service to Harrogate and it's surrounding areas.

















