



Rossett Way, Harrogate, HG2 0EE

- Three-bedroom semi-detached home in a sought-after residential location
- Spacious kitchen with room for a dining table
- Expansive outdoor space ideal for entertaining and gardening
- Off-road parking for multiple vehicles
- Early viewing highly recommended
- Bright and airy open-plan lounge and dining area
- Patio doors opening onto the large rear garden
- Generous entrance hallway creating a welcoming first impression
- Close to local amenities, schools, and everyday essentials
- Council Tax Band D

Guide Price £475,000



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DESCRIPTION

Located at the end of a quiet cul-de-sac within close proximity of Harrogate Grammar School and walking distance of the town centre, this semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including two spacious double rooms and a cosy single, this property is ideally suited for families or couples seeking a welcoming home.

Upon entering through the spacious hallway, you will find a generous open-plan lounge and dining area, creating an inviting space for relaxation and entertaining. The extended kitchen diner, features patio doors that lead into a larger rear garden providing ample space for family activities and outdoor play. A sunny patio area offers the perfect setting for alfresco dining and entertaining.

Off-road parking for multiple vehicles adds to the convenience of this lovely home.

Situated close to local amenities and well-connected public transport links, this residence offers both tranquility and accessibility

EPC

Energy rating C

This property produces 3.7 tonnes of CO2

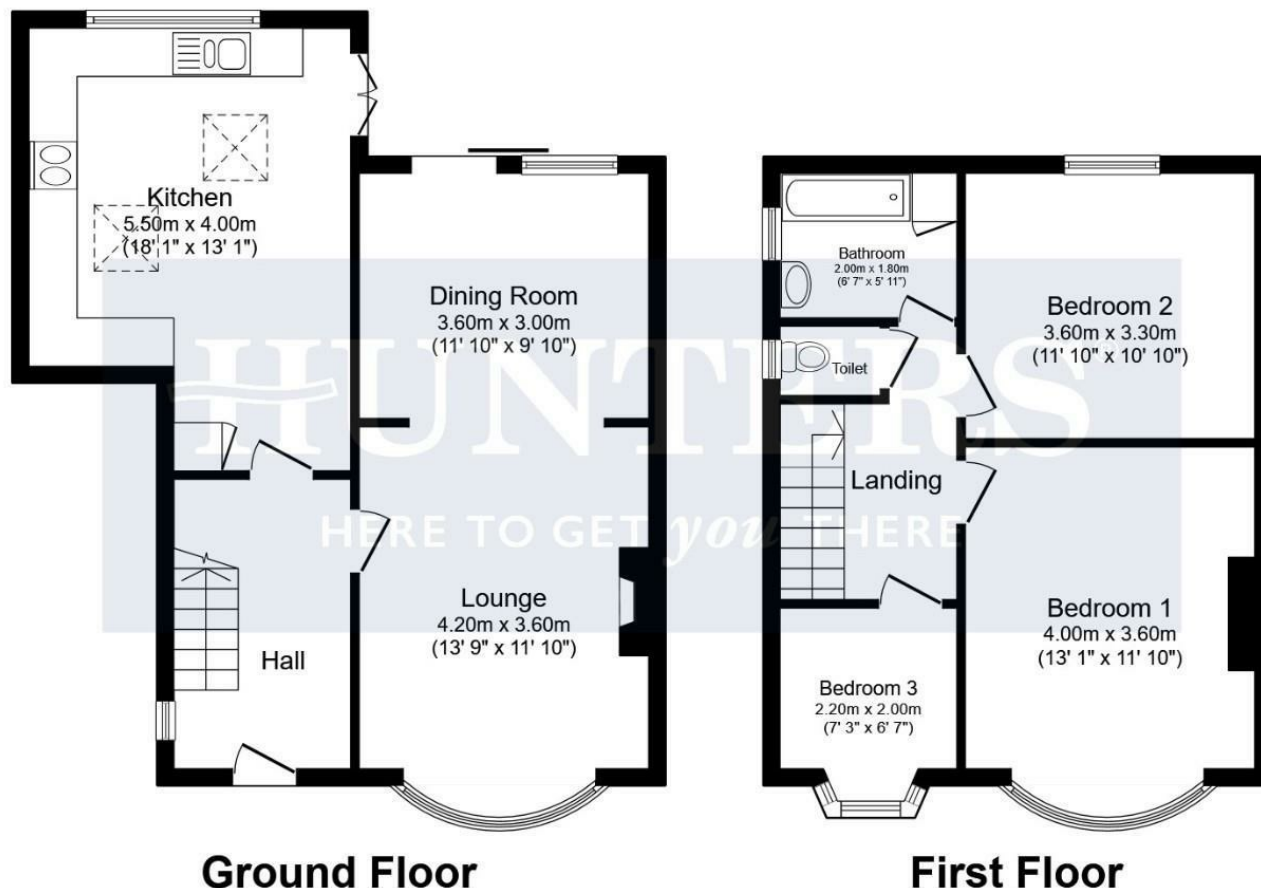
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: D

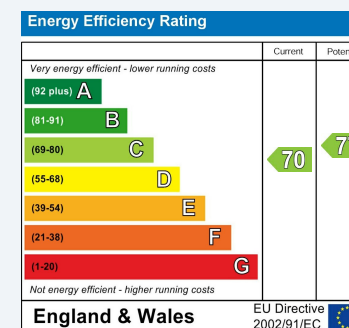






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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