



8 ROSSETT GREEN LANE
Harrogate

Carter Jonas

8 ROSSETT GREEN LANE, HARROGATE, HG2 9LJ

Two large reception rooms • Fabulous extended family kitchen • Utility room • Cloakroom • Small cellar
Five double bedrooms • Office/bedroom six • Three bathrooms • South west facing rear garden • Spacious garage • Driveway parking • Popular south side location

With almost 3,700 sqft of space including the garage, this smart, detached period property represents excellent value in this popular residential area on the favoured south side of the spa town of Harrogate within close proximity to the town centre, Ashville College and Harrogate Grammar School yet also on the doorstep of fabulous walks within the beautiful countryside between Harrogate, Pannal and Beckwithshaw.

This excellent family home briefly comprises a side entrance porch which leads into a grand entrance with original stained glass entrance door with spacious cloakroom, two even sized reception rooms with fireplaces and bay windows overlooking the front lawn and to the rear of the property is the impressive family kitchen with bespoke fitted kitchen and extended to provide ample space for dining and comfortable sitting with bi-folding doors to the south west facing garden. The ground floor is completed by a utility room with access to the small cellar.

At first floor level there is a central landing which serves the principal bedroom with a bay window, fitted wardrobes and en suite shower room, two further double bedrooms, the modern house bathroom and the office/sixth bedroom.

The second floor consists of two more spacious double bedrooms both with dormer windows and a shower room.

A WELL PRESENTED 5 BEDROOM DETACHED PERIOD FAMILY HOME OFFERING GENEROUS INTERNAL ACCOMMODATION OF OVER 3,250 SQFT WITH THE ADDED BENEFIT OF FRONT AND REAR GARDENS, DRIVEWAY PARKING AND A SPACIOUS GARAGE, SITUATED IN THIS POPULAR RESIDENTIAL LOCATION CLOSE TO EXCELLENT SCHOOLS AND HARROGATE TOWN CENTRE.



Outside, the west facing walled garden is predominantly laid to lawn with paved seating areas, clever timber planters providing colour and further built in seating, both positioned to take advantage of the summer sun with a side gate leading to the driveway which provides access to the large garage and plenty of parking. The front garden is laid to lawn with a new front wall, gate posts and will become private as the recently planted hedging grows. The new gate posts have the provision for an incoming purchaser to fit electric gates, if required, further adding to the privacy.

To appreciate this fabulous opportunity an internal inspection is essential.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

Services: All mains services connected.

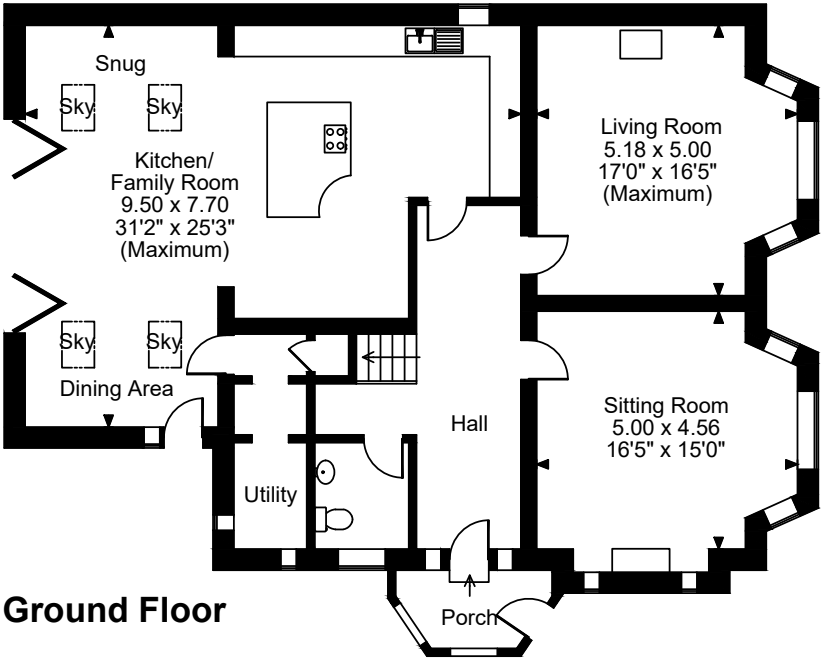
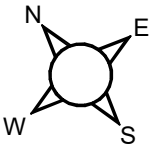
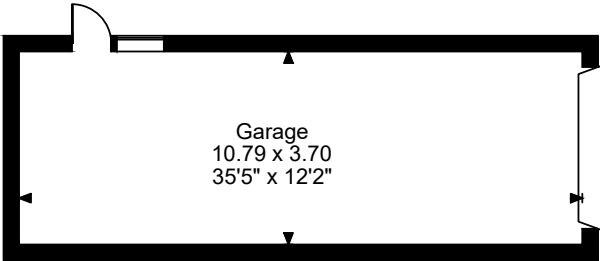
Viewing: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - HG2 9LJ: Leave Harrogate town centre heading south on the A61/Leeds Road and turn right at M&S Foodhall into Leadhall Lane. Follow this road for around 600m where the road becomes Rossett Green Lane and the house will be found on the right hand side several houses along after the junction with Green Lane.

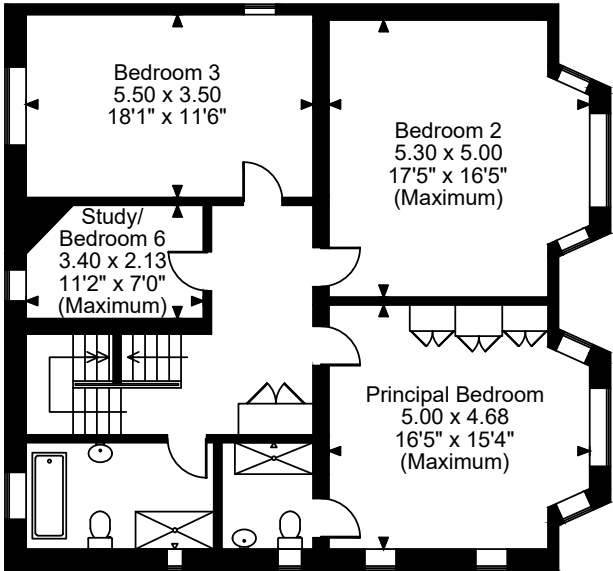




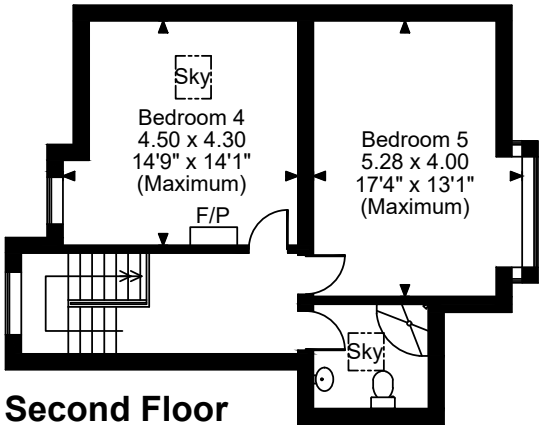
8 Rossett Green Lane, Harrogate
Approximate Gross Internal Area
Main House = 3,252 sq ft / 302 sq m
Garage = 430 sq ft / 40 sq m
Total = 3,682 sq ft / 342 sq m



Ground Floor



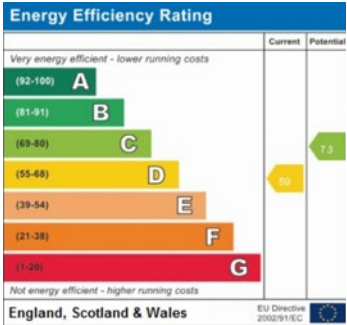
First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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