

Floor Plan



Energy Performance Certificate

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

Directions

From the Prince of Wales roundabout proceed out of Harrogate up Otley Road passing Harrogate Grammar School on your left hand side. Continue straight on at the first set of lights and then take the next left onto Pannal Ash Road where the property is found on your right hand side, opposite Pannal Ash Close.

Council Tax Band F 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.



£850,000

Rossett Close Lodge Pannal Ash Road, Harrogate, HG2 9AA

4 Bedroom House - Detached

**A fantastic four bedroomed detached family home offering spacious and flexible living accommodation throughout benefitting from a superb location having a range of brilliant schooling options close by for both Primary and Secondary, a wide range of amenities close by with Cold Bath Road and Harrogate's town centre within walking distance.**



**HOPKINSONS**  
ESTATE AGENTS

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## Description

With gas fired central heating and double glazing the living accommodation comprises; entrance porch leading into the entrance hall, with downstairs cloakroom with W.C, bay fronted lounge with feature York stone fireplace with dual fuel burner, sitting room/snug, open plan living kitchen diner and sunroom with oak floor throughout, integrated appliances, the pleasant sunroom opens out into the garden with double doors leading onto a patio area. There is a study and a separate utility room which is a good size and houses the central heating boiler.

On the first floor there is the master bedroom with built in wardrobes and an ensuite shower room with walk in shower, w/c and hand basin. Third and fourth double bedrooms and a large house bathroom with separate bath, walk in shower, w/c and hand basin. On the second floor is the second bedroom with walk in wardrobe and shower room with walk in shower, w/c and hand basin.

Outside to the front of the property is a driveway offering off street parking for multiple vehicles and a large storage shed. To the side is a mature garden with well stocked flower beds, private patio area and lawn which all benefit from getting the sun throughout the day.

With a fantastic location within walking distance of Cold Bath Road and Harrogate's town centre and it wide range of amenities and transport links via bus and rail including trains direct to London daily to Kings Cross. One of the main attractions to this location is the fantastic schooling options for both Primary and Secondary schools within walking distance.

