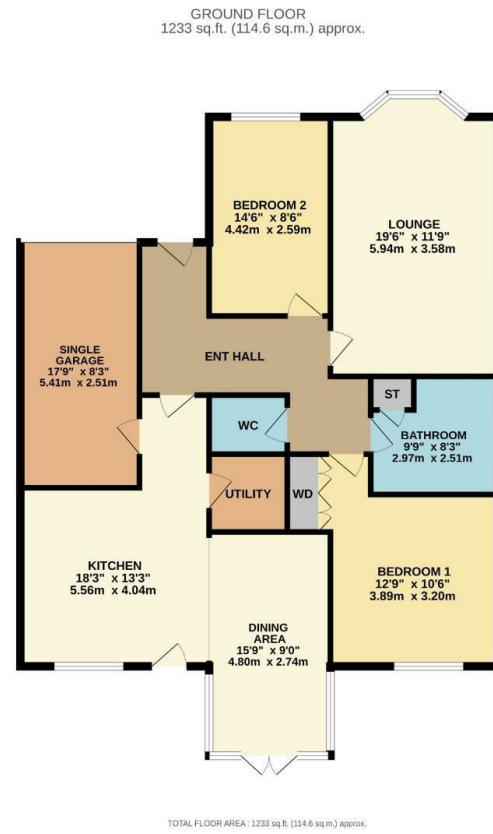


Floor Plan



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

Proceed out of Harrogate on Otley Road and at the lights turn right onto Pannal Ash Road. Continue passed Rossett school and take the first exit at the roundabout onto Green Lane. Then turn left onto Rossett Avenue and follow the round to the left and right where the property is easily found on your left hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band F Tenure

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.



£550,000

49 Rossett Avenue, Harrogate, North Yorkshire, HG2 9NA

2 Bedroom Bungalow -  
Detached

**A beautifully presented two double bedroom detached bungalow offering spacious living accommodation throughout and benefiting from a superb location on the south side of Harrogate. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

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With double glazing and gas central heating the living accommodation comprises; entrance hall leading to a spacious lounge with a fireplace and bay window, modern kitchen with Neff double oven, Neff four ring gas hob, integrated appliances including a fridge and freezer and dishwasher, breakfast bar and an open plan dining area which leads into the extension with vaulted ceilings and double doors opening onto the rear garden creating a pleasant seating area but also offers a great entertaining space.

From the kitchen there is a separate utility room with plumbing for a washing machine, sink and offers useful storage. There is also an internal door leading into the single garage with power and lighting.

The hallway also leads to the spacious master bedroom with built-in wardrobes and dressing area, second double bedroom with fitted wardrobes, modern house bathroom with shower, separate bath, WC and hand basin and a central heated towel. There is also a separate w/c.

Outside the front of the property is a lawn and a driveway which offers off street parking for multiple vehicles in tandem and leads to the single garage. To the rear of the property is a fully enclosed private garden with patio, a gravelled seating area, lawn, summer house and well stocked flower beds.

