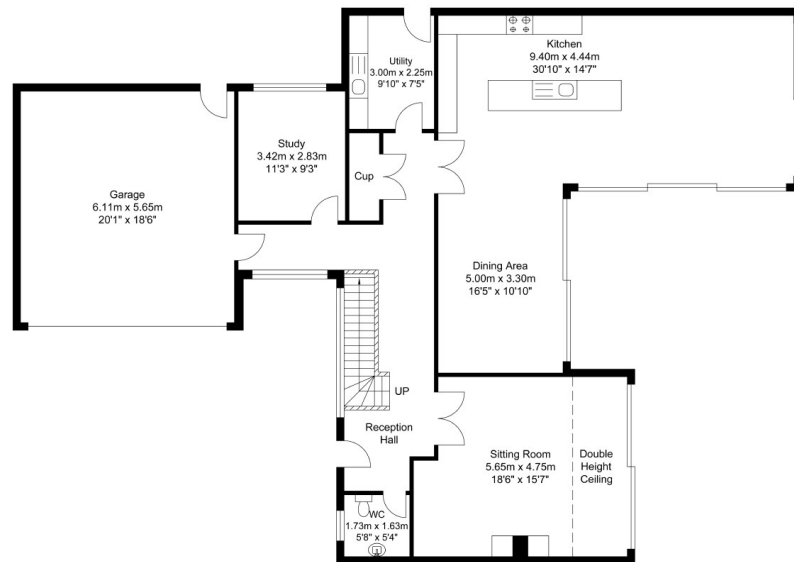
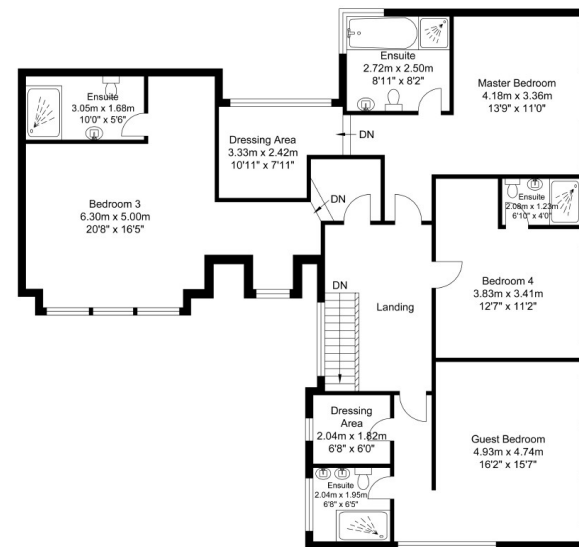


## Cresswell

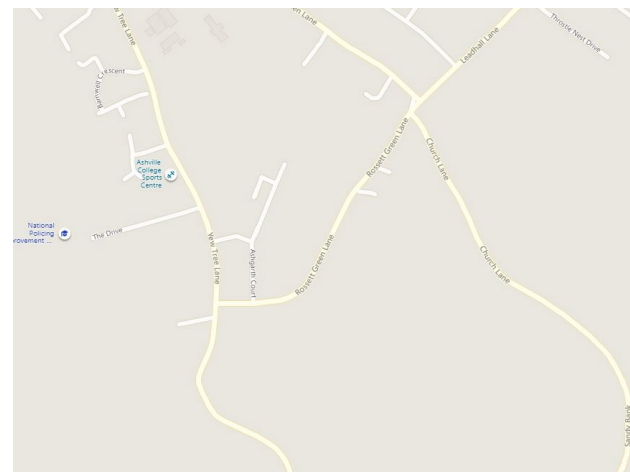


**GROUND FLOOR**  
Approximate Floor Area 165.70 sq. m (1783.58 sq. ft.)



**FIRST FLOOR**  
Approximate Floor Area 135.58 sq. m (1459.37 sq. ft.)

Approximate Floor Area 301.28 sq. m (3242.95 sq. ft.)



### Viewing arrangements

Strictly by appointment through Myrings  
**Telephone** 01423 566400  
**Email** enquiries@myringsestateagents.com

### Directions

Proceed south out of Harrogate on the A61 Leeds Road. At the traffic lights, turn right into Leadhall Lane and proceed for approximately half a mile where the entrance to the development can be found on the left hand side.



1a Cresswell, Rossett Green Lane, Harrogate

£1,575,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 **myrings.property**

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MYRINGS

Harrogate's Leading Family Estate Agent





1a Cresswell, Rossett Green Lane, Harrogate, North Yorkshire,  
HG2 9LH

**\*\*PART-EXCHANGE CONSIDERED\*\*** We are delighted to offer to market a contemporary new home with cutting edge architecture and finished to exacting standards, forming part of an exclusive development of just four phenomenal properties on the popular south side of Harrogate.

The development is fronted by electric gates with an intercom system offering security to residents with children, and a private road leads to each individual property. Bespoke, solid oak electric gates open into a resin driveway suitable for multiple vehicles leading to an integral double garage with an electrically operated Italian Silverlox door where the sophisticated heating system is located. A striking solid oak door opens into a central hall with a feature open oak staircase with glass handrails and a double height window making the space incredibly light and airy. There is an adjoining w/c, study and useful storage cupboard, as well as a separate utility room. The living space is focussed to the rear elevation with a cosy sitting room centred around a Trimline Dutch remote control gas fire, and a high quality hand-made bespoke fitted kitchen with granite work surfaces, integrated Siemens appliances and a central island both having bi-folding doors which open on to the sun terrace which brings both rooms together perfectly. The elevated flagstone terrace benefits from southerly aspects and steps lead down to a good sized, fully enclosed lawned garden with planted borders.

Ascending to the first floor, a central galleried landing branches off on to four well proportioned double bedrooms, all very well planned and thought out benefitting from tiled en-suite bath or shower rooms with designer fitments and high-end sanitary ware. Two of the bedrooms have the advantage of stylish, fully fitted dressing rooms. Every aspect of this stunning home has been carefully planned and painstakingly finished - the detail must be viewed to be fully appreciated. Internal inspection is highly recommended.

The development is situated on the popular and highly regarded south side of Harrogate. The area not only benefits from numerous country walks down to the nearby villages of Pannal & Burn Bridge, but is also within a mile and a half of the town centre. The Cathedral city of Ripon is about 14 miles, the historic city of York 21 miles and the financial centre of Leeds 15 miles. The A1(M) is about 10 miles which provides excellent access to the commercial centres of the North and links with the national motorway network. The railway station at Harrogate connects with the mainline stations at York and Leeds giving fast services to London Kings Cross and Edinburgh. There are regular flights from Leeds Bradford Airport about 11 miles away. There is a good choice of schooling, both private and state, within Harrogate and the surrounding areas.



**Bus**  
5 minutes walk



**Main Roads**  
A1 - 8.5 miles



**Train**  
Harrogate 1.3 miles



**Airport**  
Leeds/Bradford 11.8 miles

**Fixtures & fittings**  
Fixtures and fittings are to be negotiated separately.

**Services**  
All mains services are connected.

**Rating Authority**  
Harrogate Borough Council Tax Band TBC

**Tenure**  
Freehold