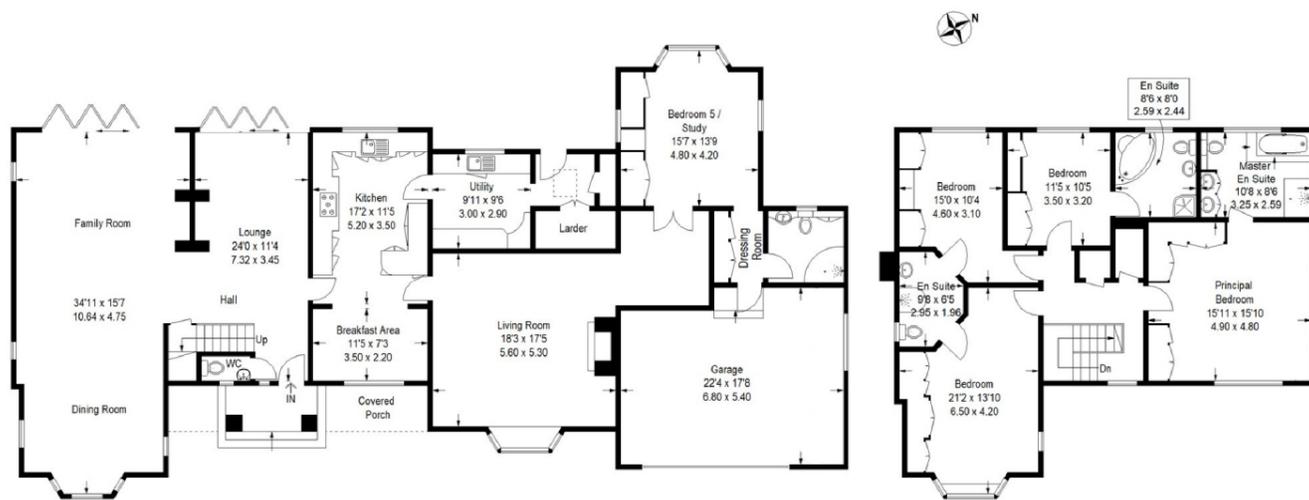


Approximate Gross Internal Area (including Garage) = 337.3 sq m / 3630 sq ft



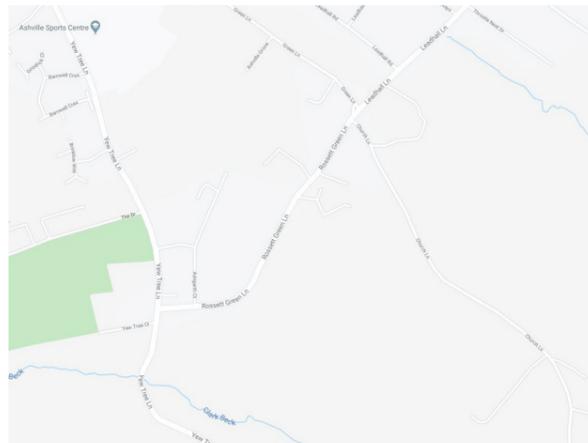
Ground Floor (including Garage) = 208.3 sq m / 2266 sq ft

First Floor = 129.0 sq m / 1364 sq ft

Use as a guide for identification purposes only, measurements are approximate, outside.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	78	65	72



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 property can be found on the right hand side.



Karina, 14a Rossett Green Lane, Harrogate

£1,375,000

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

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Karinya, 14a Rossett Green Lane, Harrogate, North Yorkshire, HG2 9LJ

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A rather handsome 5 bedroom detached home offering over 3600 square feet of beautifully appointed accommodation is located to the favoured South side of Harrogate and sits well within its private, 1/3 acre plot with mature gardens behind electric gates.

Originally the tennis court for Rossett Grange, the property was built in 1986 and substantially extended and remodelled in 2009. The current vendors have improved and updated the property further and we believe it is a perfect home for a growing family or those with a dependent relative as the carefully designed ground floor provides a bedroom and en-suite facilities. The ground floor offers an array of living accommodation including a fabulous open plan family and dining area with a feature double sided, living flame gas fireplace. The sitting area has the advantage of bi-folding doors which open out to a decked entertaining area benefitting from afternoon and evening sun. The dining area is large enough to accommodate a family sized table and there is a separate seating area the other side of the fireplace. There is an additional every day dining area situated in the kitchen which itself is of a very high quality originally fitted by Jeremy Wood kitchens and offering a range of units, integrated appliances and granite work surfaces. There is a useful separate utility room, fitted out larder and access door out to the rear garden. The beautiful main lounge is centred around a feature stove with a stone surround and it leads round via double doors into the ground floor bedroom accommodation with fitted oak furniture and wardrobes by Johnsons of Harrogate, dressing

area and en-suite, as well as internal access into the double garage which has the benefit of power, lighting and an electric door. Ascending to the first floor, a central landing with two useful storage cupboards branches off on to four very well proportioned bedrooms all with fitted wardrobes and access on to modern, well styled en-suites. The house is approached via a driveway and wrought iron electric gates into a large block paved driveway with a central water feature. There is a front lawn with mature, deeply stocked borders and gates to either side of the house which lead into the extremely private lawned garden to the rear.

The property 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 stations at Harrogate, Hornbeam Park and Pannal connect 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 an excellent choice of schooling, both private and state, within walking distance and further in 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 G

Tenure

Freehold