



PADDOCK HOUSE
Harrogate

Carter Jonas

PADDOCK HOUSE, 9 ROSSETT GREEN LANE, HARROGATE, HG2 9LH

Harrogate town centre – 2 miles

Leeds – 14 miles

York – 24 miles

A1(M) – 11 miles

This traditional detached home with Tudor style elevations occupies a well established and secluded position off Rossett Green Lane facing south over private enclosed grounds in this popular location five minutes from Ashville College and within the catchment area for Harrogate Grammar School, and within two miles of the town centre.

The property is now in need of some updating and offers scope for further improvement and extension, subject to planning approval.

Paddock House is situated in a prime position on the southern fringe of Harrogate, in an area well known for its individual and exclusive family houses. It is conveniently located within a short drive of central Harrogate which offers an excellent and varied range of shopping and recreational facilities as well as a wide selection of well regarded schools. For the commuter, the property is well positioned for easy access to the principal North and West Yorkshire business centres. Mainline rail stations in Leeds and York (connections are available from local stations in Harrogate, Hornbeam Park and Pannal) provide Intercity services to London's Kings Cross and Leeds/Bradford International Airport is within a 20 minute drive.

A SUBSTANTIAL 4 BEDROOM DETACHED FAMILY HOME BUILT IN THE EARLY 1990'S, SET IN SOUTH FACING LANDSCAPED GARDENS IN ALL OF APPROXIMATELY 1/3 ACRE AND SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION ON THE SOUTHERN FRINGE OF HARROGATE.



The accommodation includes an elegant entrance porch and lobby opening through to an impressive central reception hall with feature turned, spindled staircase and a guest cloakroom and WC. There are three well proportioned reception rooms and a conservatory (two of which open into the rear garden) and a fitted L shaped breakfast kitchen with large utility room.

The first floor is approached from a galleried landing and comprises a large principal bedroom with en suite bathroom, three further double bedrooms and a house bathroom which also has private access from bedroom two.

The property is approached along a hedge lined driveway into a parking area which in turn leads to a double garage adjacent to which is an attractive paved and gravelled circular terrace and established flower beds.

A feature of Paddock House is the delightful south facing and enclosed landscaped garden principally to the rear of the property with lawn and well stocked borders, a wealth of mature trees and shrubs and a wide stone paved terrace.





ADDITIONAL INFORMATION

Tenure

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

Viewings

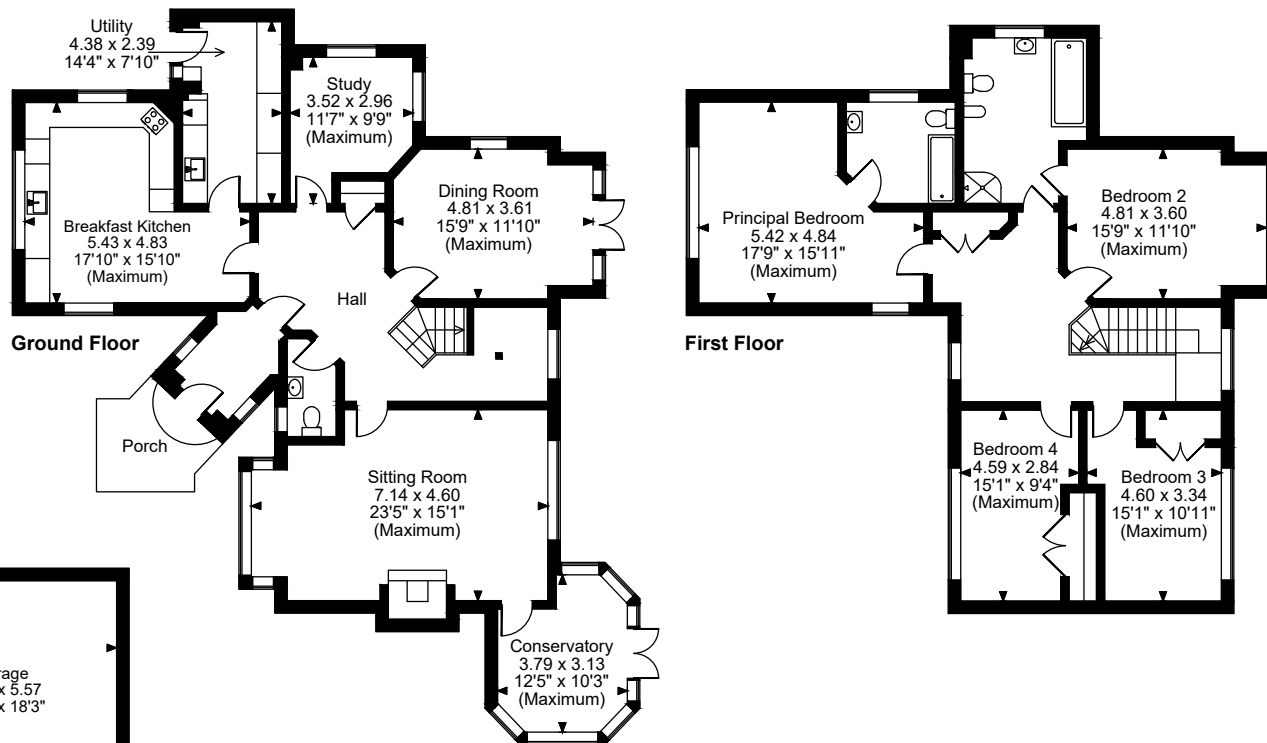
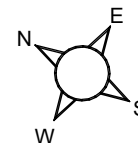
Strictly by appointment through the selling agents Carter Jonas - 01423 523423.

Directions - HG2 9LH

Leaving Harrogate on the Leeds Road A61, at the traffic lights by the parade of shops and M&S Foodhall turn right into Leadhall Lane. Continue for approximately ½ a mile, passing the turning to Church Lane and Green Lane, and the access to Paddock House is situated some 500 yards on the left.



Paddock House, Rossett Green Lane, Harrogate
Approximate Gross Internal Area
Main House = 2,587 sq ft / 240 sq m
Garage = 337 sq ft / 31 sq m
Total = 2,924 sq ft / 272 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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