



**GREENWAY**

Rossett Green Lane, Harrogate

**Carter Jonas**

## **GREENWAY, ROSSETT GREEN LANE, HARROGATE, HG2 9LH**

Harrogate town centre – 2 miles

Leeds – 14 miles

York – 24 miles

A1(M) – 11 miles

Greenway 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.

Greenway is a stunning detached property which was constructed to a high specification in 2018. It provides well planned family accommodation arranged over two floors with a particular orientation to the rear, overlooking its own south facing gardens towards the Crimple Valley. The light and spacious accommodation is impressively presented throughout and includes an impressive reception hall with fabulous cantilever staircase and guest cloakroom, lovely sitting room with remote control gas fire on raised hearth and full height glazed picture windows overlooking and opening into the rear garden. There is a good sized study and a superb open plan family living kitchen with a full range of quality units and integrated appliances, opening into adjoining sitting and dining areas with sliding doors leading out onto the large entertaining terrace. On the first floor is a light open landing with marble flooring leading to a principal bedroom with dressing room and en suite shower room. Guest bedroom with en suite shower room, bedroom three with dressing room and en suite shower room, a fourth bedroom and house bathroom.

**A STRIKING AND CONTEMPORARY DETACHED FAMILY HOME, PROVIDING BEAUTIFULLY PROPORTIONED AND IMMACULATELY PRESENTED ACCOMMODATION, WITH A LOVELY SOUTH FACING GARDEN AND VIEWS BEYOND. FORMING PART OF THIS SMALL AND EXCLUSIVE DEVELOPMENT IN THIS SOUGHT AFTER AREA TO THE SOUTH SIDE OF HARROGATE, PERFECTLY PLACED FOR COMMUTERS AND WITHIN CATCHMENT AREA FOR EXCELLENT SCHOOLS.**





Outside, the property is approached through electrically operated entrance gates with a bonded resin driveway providing parking as well as leading to the integral double garage with scope to convert to additional living accommodation if preferred. To the rear is a large south facing raised terrace with glass balustrading ideal for alfresco entertaining and steps leading down to a lawned garden, bordered by dry stone walling, with a further lawned garden to the side.

## ADDITIONAL INFORMATION

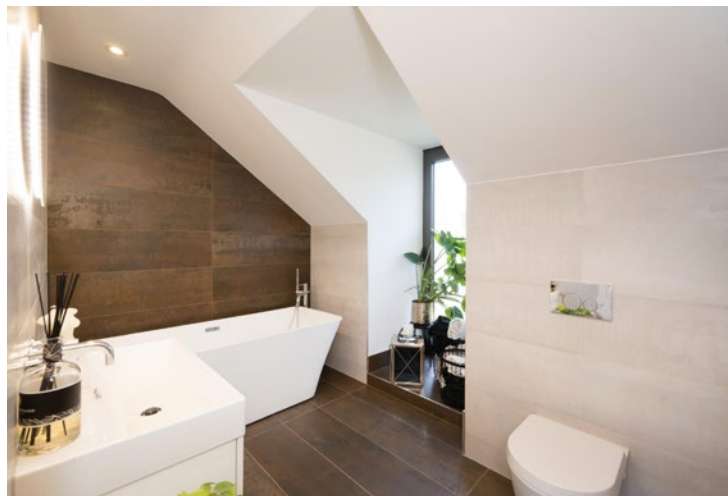
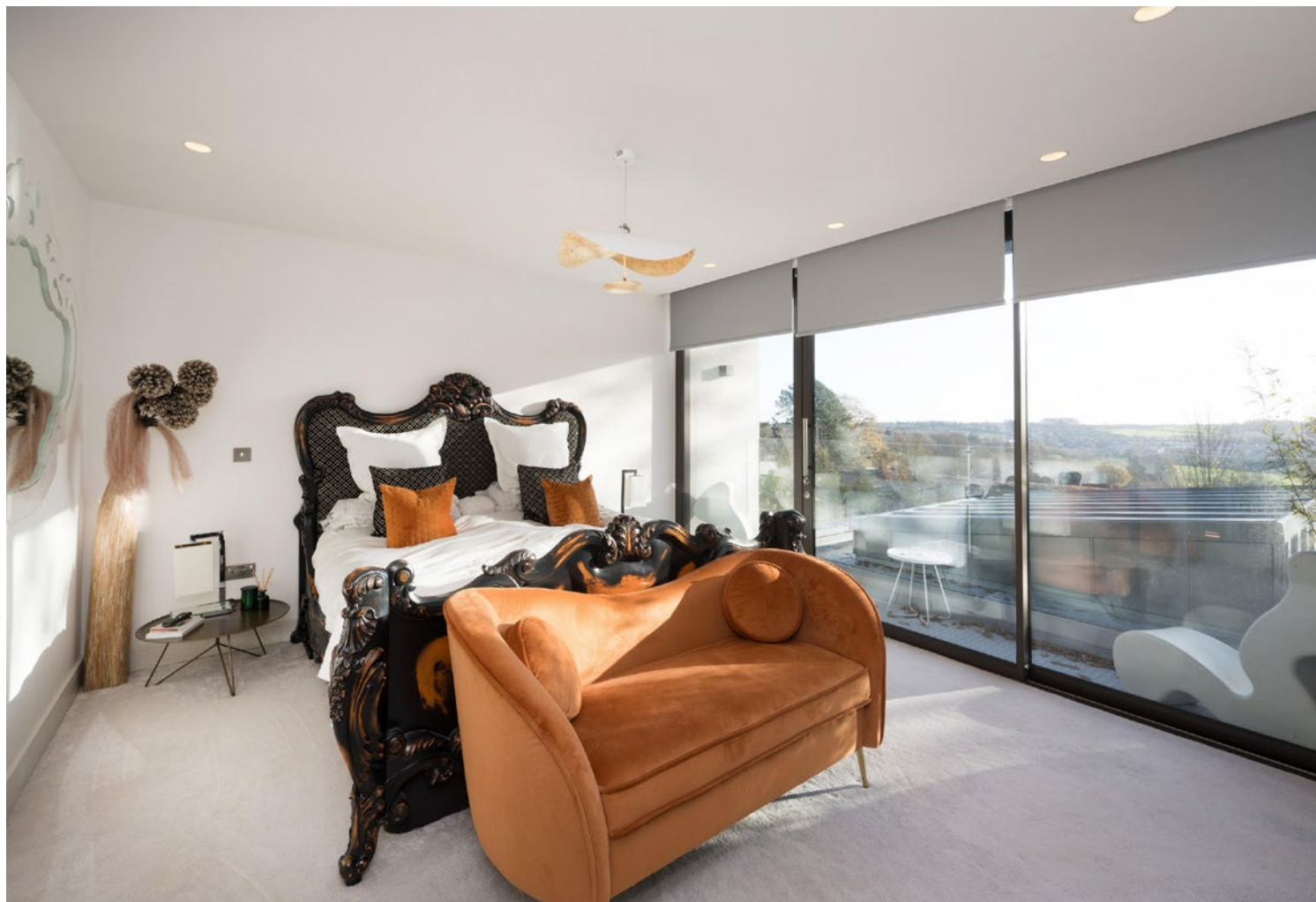
**Tenure:** We are advised that the property is freehold with vacant possession given on legal completion.

**Services:** We are advised that all mains services are installed.

**Viewing:** By appointment through the selling agents – Carter Jonas – 01423 523423.

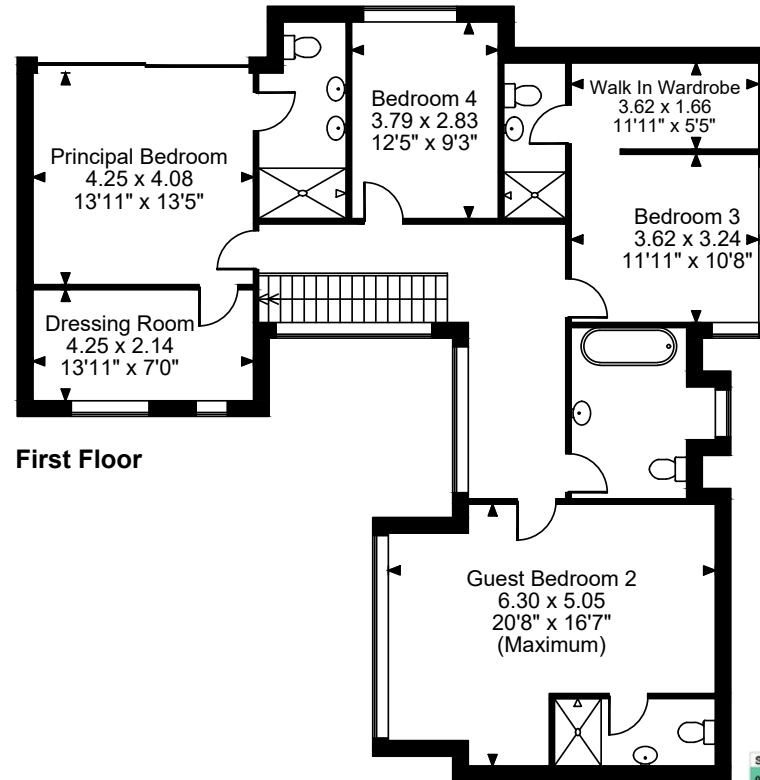
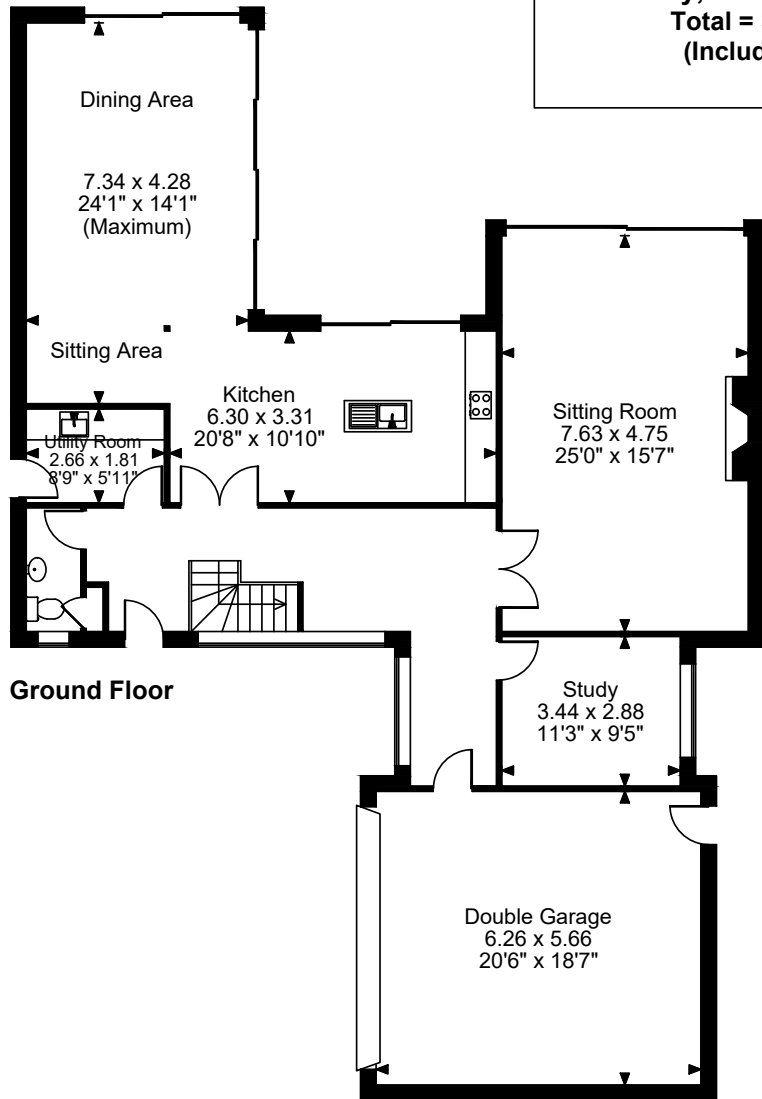
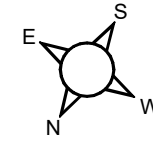
**Directions - HG2 9LH:** Leaving Harrogate on the Leeds Road A61, at the traffic lights by the parade of shops and M&S Foodhall turn right into Leadhall Lane. Continue for approximately ½ mile, passing the turning to Church Lane and Green Lane, and Greenway is situated some 500 yards on the left.







**Greenway, Rossett Green Lane, Harrogate**  
**Total = 3,082 sq ft / 286 sq m**  
**(Including Double Garage)**



**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	63 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**IMPORTANT INFORMATION**

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