

The Pines
Harrogate

Carter Jonas

The Pines, 7 Rossett Green Lane, Harrogate, HG2 9LH

Harrogate town centre – 2 miles
Leeds – 14 miles
York – 24 miles
A1(M) – 11 miles

A substantial 5 bedroom detached family home built in the early 1990's, set in south facing landscaped gardens with a contemporary garden studio and situated in a sought after residential location on the southern fringe of Harrogate town centre.

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This attractive detached home with Tudor style elevations occupies a well established and private position off Rossett Green Lane with beautiful private enclosed south facing gardens in this popular location around the corner from Ashville College, and also within the catchment area for Harrogate Grammar School, and is less than two miles of the town centre.

The property is beautifully presented throughout and offers fabulous accommodation over three floors with impressive and flexible entertaining space.

The Pines 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 services to London's Kings Cross and Leeds/ Bradford International Airport is within a 20 minute drive.

The accommodation includes an elegant entrance porch and lobby opening through to an impressive central reception hall with a guest cloakroom and WC. There are four well proportioned reception rooms and a sun room plus a modern breakfast kitchen with central island and a utility/pantry room adjacent.




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The first floor is approached from a galleried landing and comprises a large principal bedroom with an en suite shower room, three further double bedrooms and a contemporary family bathroom.

The top floor landing with access to eaves storage serves a spacious double bedroom and a separate modern bathroom.

Outside, the property is approached via electric gates into a generous parking area which in turn leads to a double garage adjacent to which is an attractive lawned area with established flower beds.

A particular feature of The Pines is the delightful and private south facing enclosed landscaped garden with lawn, patio seating areas with well stocked borders, a wealth of mature trees and shrubs, a fantastic garden studio which could be used as a gym or home office and there is also a covered area for a hot tub.











Additional Information

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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 half a mile, passing the turning to Church Lane and Green Lane, and the electric gates for The Pines is situated around 500 yards on the left.











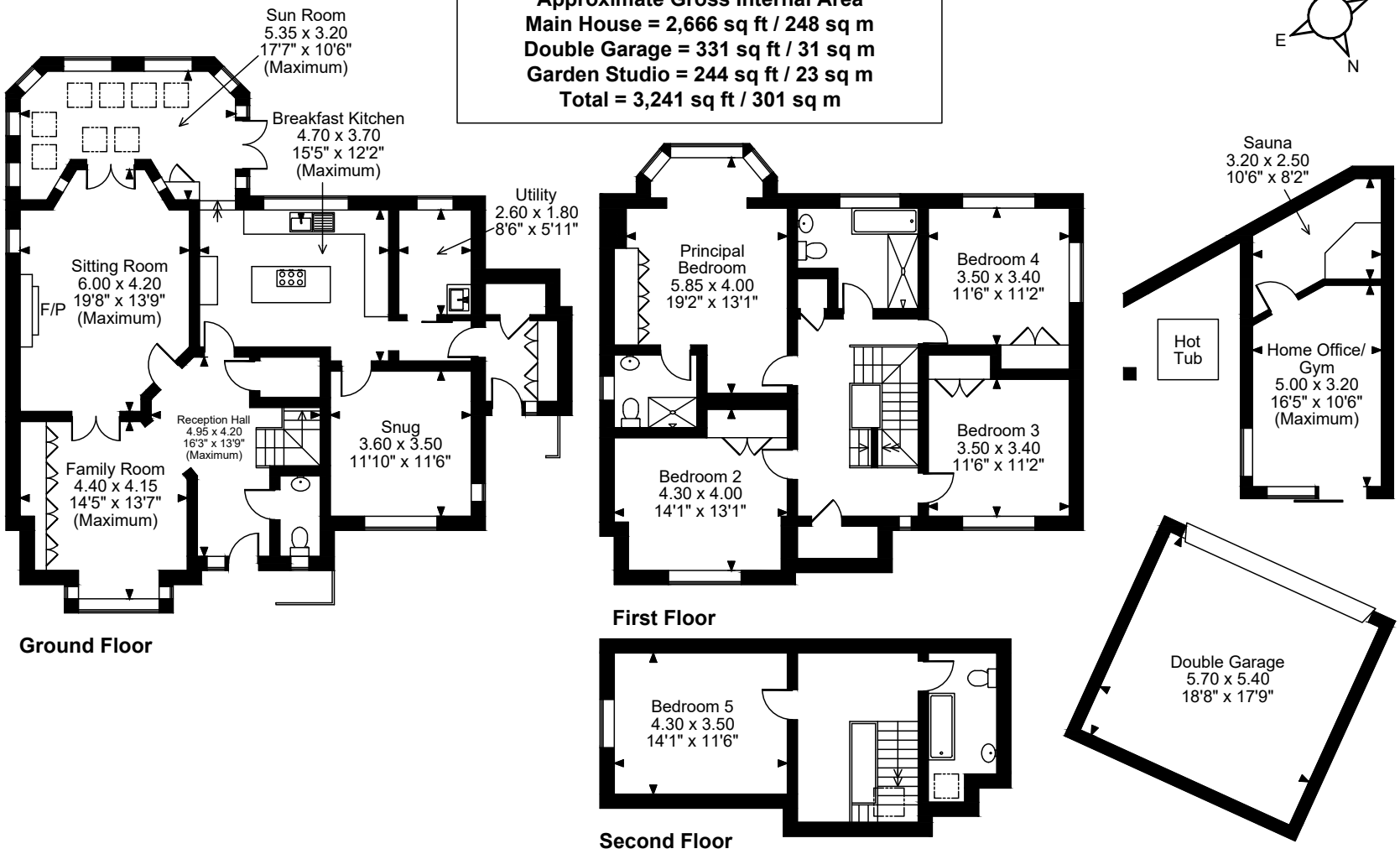





BRANZ FITNESS



The Pines, 7 Rossett Green Lane, Harrogate
Approximate Gross Internal Area
Main House = 2,666 sq ft / 248 sq m
Double Garage = 331 sq ft / 31 sq m
Garden Studio = 244 sq ft / 23 sq m
Total = 3,241 sq ft / 301 sq m

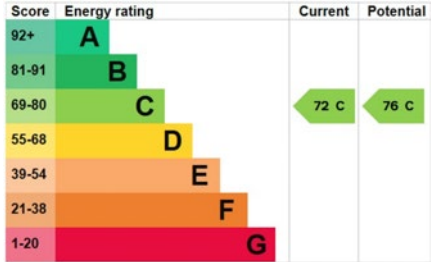


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The position & size of doors, windows, appliances and other features are approximate only.

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