



PANNAL ASH ROAD, HG2

OFFERS OVER £895,000



A beautifully presented and much-loved family home

142 Pannal Ash Road is a charming and beautifully appointed detached family home boasting spacious accommodation over two floors with beautiful contemporary and stylish interiors throughout.

Occupying a fantastic, private position in a popular and sought after residential location on the south side of Harrogate.

Within walking distance of a wide range of amenities on Cold Bath Road and the town centre as well as renowned primary and secondary schools in striking position.

This family home offers a fantastic lifestyle for a variety of different buyers.

This beautiful home which extends to over 2,300 square feet of versatile accommodation in brief comprises; a warm and welcoming entrance hall with w/c.

To the left of hallway is an immaculately presented sitting room benefiting from a large bay window and working gas fire.



Tenure
Freehold

Local Authority
Harrogate Borough Council

Council Tax Band
Band G

EPC Rating
Band C





Property Description.

To the rear of the property is a modern open plan dining kitchen sitting room with bespoke cabinetry and integrated appliances; a cosy area to relax and a formal dining space with plenty of room for a 6-8-seater dining table and two sets of bi folding doors lead out from the orangery to the privately enclosed south facing garden. Separate utility.

The kitchen also allows access into the double garage.

Completing the downstairs layout is a cosy snug with electric fire and french doors out to the patio.

To the first floor is a generous landing, a fabulous master suite with walk in dressing room and modern en suite.

Three further double bedrooms, one benefitting from an en suite shower room and house bathroom.

Completing the upstairs layout is a very useful home office.

Outside and to the front of the property is a paved driveway with parking for two cars and access into the double garage. The property also benefits from ownership of the paved land opposite their driveway, this is perfect for further parking for visitors.

The stunning landscaped garden lies to the rear and is fully enclosed with mature hedging, trees, planted borders and a perfectly placed patio seating – The garden boasts a real sense of privacy making it a fantastic entertaining space to enjoy with friends and family.





Ground Floor

First Floor

Total Area Including Garage: 214.1 m² ... 2305 ft²

All measurements are approximate and for display purposes only

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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