

Floor Plan



Energy Performance Certificate



Directions

Proceed up Pannal Ash Road and the property is easily found on the left-hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band F Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£699,999

Cherry Tree Bungalow, 103 Pannal Ash Road, Harrogate, HG2 9AL
4 Bedroom Bungalow - Detached

A spacious four bedroomed detached bungalow that has been extended to the rear set in manageable well-kept gardens in this ever popular location. NO ONWARD CHAIN.



HOPKINSONS

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Description

With gas fired central heating and replacement double glazed windows the property briefly comprises; Double opening timber entrance gates with a block paved driveway and matching path.

There is a spacious garage with a remotely controlled up and over entrance door and personal access door to the rear garden. To the front there is a covered porch which provides access to a reception hall with a useful storage cupboard and a guest toilet.

There is a spacious lounge with feature fireplace and double opening doors provide access to a beautiful Sun lounge that provides access out into the rear gardens. There is a dining room and a separate modern fitted breakfast kitchen with integrated appliances and a side entrance porch to the side garden.

The property features four bedrooms one of which could easily be made into a study. There is a spacious house bathroom with both a bath and a walk-in corner shower.

The property features lawns and colourful flowerbed borders that are easy to maintain. To the side of the property there is an Astroturf that leads to a rear lawn that is both private and easily maintained and houses a timber garden shed.

The property is well placed for those who may require either a bus service or road link into Harrogate town centre. Harrogate is a popular destination that features a wide range of shopping opportunities together with cafés and bars. The property is located close to local schooling options and at the bottom of Pannal Ash Road there is a supermarket that caters for most daily needs.

