

154 WALTON PARK

PANNAL





154, WALTON PARK

PANNAL • HARROGATE
HG3 1RJ

***Detached 5 bedroom home set in a quiet
and convenient location on the south side
of Harrogate.***

Reception hall • Sitting room • Dining room
Breakfast kitchen • Utility room • Study • WC/cloakroom

Master bedroom with en suite and dressing room
Guest bedroom with en suite • 3 further bedrooms

Integral garage • Parking for a number of cars • Garden

Harrogate town centre 3 miles • A1(M) 11 miles
Leeds Bradford Airport 10 miles • Leeds 13.5 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Location

154 Walton Park is a well-planned and spacious 5 bedroom family home, located at the head of a cul-de-sac.

The property is approached via a block paved driveway leading directly to double front doors, beyond lies the reception hall and staircase leading to the first floor. The flexible living accommodation lies to either side of the central hallway and briefly consists: a large sitting room with attractive fire surround and gas fire, study, dining room, WC/cloakroom, breakfast kitchen with built in cupboards and integral appliances, the breakfast area has French doors directly onto the terrace area. Leading off the kitchen is the utility room with sink, plumbing for washing machine, tumble dryer, a door into the integral garage with electric door and a door out to the terrace and rear garden.

The upper floor accommodation includes a master bedroom with dressing room and en suite bathroom, a guest bedroom with en suite, 3 further bedrooms and house bathroom.

Outside

The private driveway leads directly to the garage and has space to park a number of cars.

The garden is well stocked and maintained bounded, by established evergreen hedging providing privacy. The garden is mainly laid to lawn with herbaceous borders, to the rear is a raised terrace area ideal for al fresco dining.

Directions (Postcode HG3 1RJ)

From the Prince of Wales roundabout head out on Leeds Road/A61. Follow this road for approximately 2 miles, passing the Mercedes garage on the left, at traffic lights go left and immediately right onto Drury Lane. Take the right hand turn into Walton Park, continue on for approx. 0.5 mile and take the right turn onto 144-160 Walton Park and drive to the head of the cul-de-sac where 154 can be found on the left hand side identified by our sale board.



Location

The property is situated in a prime location a short distance from the centre of Harrogate and the famous 200 acre Stray. The Cathedral city of Ripon is 20 miles, the financial centre of Leeds is 13.5 miles and the historic city of York is 21 miles. The A1(M) is about 11 miles which provides excellent access to the commercial centres of the North and links with the national motorway network. The railway station at Pannal is about 0.5 miles, connects with the mainline stations at York and Leeds giving fast services to London Kings Cross and Edinburgh. There are regular flights from Leeds Bradford Airport about 10 miles away. There is a primary school in the village as well a good choice of schooling, both private and state, within Harrogate and the surrounding areas.

Services

Mains water, gas, electric and drainage are installed. Gas central heating.

Tenure

Freehold.

Viewing Arrangements

Knight Frank LLP, 24 Albert Street, Harrogate, HG1 1JT

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Approximate Gross Internal Floor Area = 216 sq m / 2347 sq ft
 Garage = 27 sq m / 292 sq ft
 Total = 243 sq m / 2640 sq ft

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