



VERITY
FREARSON

CHERRY TREE LODGE, PANNAL ASH ROAD, HARROGATE, HG2 9AL

OFFERS OVER £750,000

CHERRY TREE LODGE, PANNAL ASH ROAD,

Harrogate, HG2 9AL

An impressive stone-built four-bedroom detached property, appointed to a high standard, situated within this prime residential position on the south side of Harrogate, ideally located close to excellent local amenities.

This characterful property offers spacious, well-presented accommodation, with two reception rooms, stunning dining kitchen, office, utility and cloakroom on the ground floor, together with four bedrooms, house bathroom and en-suite shower room on the first floor. The property stands on a corner plot, with generous off-street-parking and a garden with a south-facing aspect.

Cherry Tree Lodge is situated just a few minutes' walk from several highly regarded primary and secondary schools, as well as being convenient for a range of amenities and within walking distance of the Stray and Harrogate town centre.



Reception Hall • Sitting Room • Dining Kitchen • Utility • Cloakroom • Snug • Office

4 Bedrooms • En-Suite Shower Room • Bathroom

Driveway • Private Rear Garden







ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

With stone-flagged floor. Leads to -

RECEPTION HALL

Window to front and downstairs cupboard.

SITTING ROOM

Bay window to front, further window to side with fitted wooden shutters. Fireplace with living-flame gas fire.

DINING KITCHEN

Stunning open-plan kitchen with dining area. Window to front and patio doors to rear. Quality fitted kitchen with range of wall and base units and granite worktops. Electric hob, extractor hood above, integrated electric double oven, integrated dishwasher Under-floor heating.

UTILITY ROOM

With further wall and base units and work surface with inset sink unit. Plumbing for washing machine and tumble dryer. Exterior door to rear.

CLOAKROOM

White suite comprising low-flush WC and washbasin. Window to front and fitted cupboards.

SNUG

A further reception room with window to front.

OFFICE

A further room with window to rear having fitted shutters.

FIRST FLOOR

LANDING

Access to loft space. Built-in cupboard

BEDROOM 1

Large bedroom with windows to front and side, and fitted wardrobes.

EN-SUITE SHOWER ROOM

Modern white suite comprising low-flush WC, washbasin set within a vanity unit, and large walk-in shower. Window to front Tiled walls and tiled floor with under-floor heating. Heated towel rail.

BEDROOM 2

Window to side.

BEDROOM 3

Window to front.

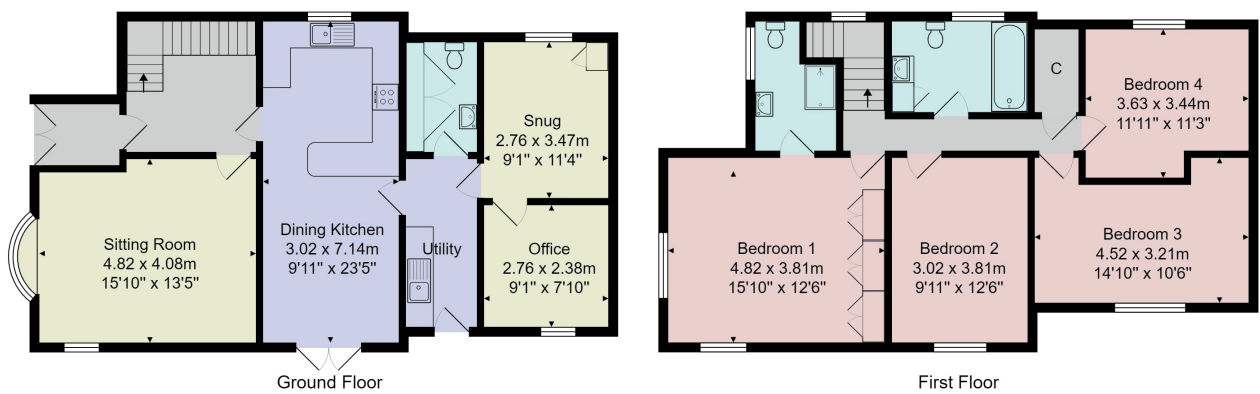
BEDROOM 4

Window to rear.

BATHROOM

Modern white suite comprising low-flush WC, washbasin and bath with shower above, window to front. Heated towel rail. Tiled walls and tiled floor with under-floor heating,

FLOOR PLAN



Total Area: 164.8 m² ... 1774 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

A driveway provides ample off-street parking. To the rear there is a private and attractive lawned garden with well-stocked borders and various patios. Potential for additional parking, if required.

Directions

The property is situated in a very convenient location close to excellent local schooling and shops and is just a short distance from Harrogate town centre. To find the property, head away from the Prince of Wales roundabout in the town centre, along Otley Road. At the second junction, turn left onto Pannal Ash Road. After approximately 400 metres, the property will be seen on the left-hand side, just after the turn off for Richmond Avenue.

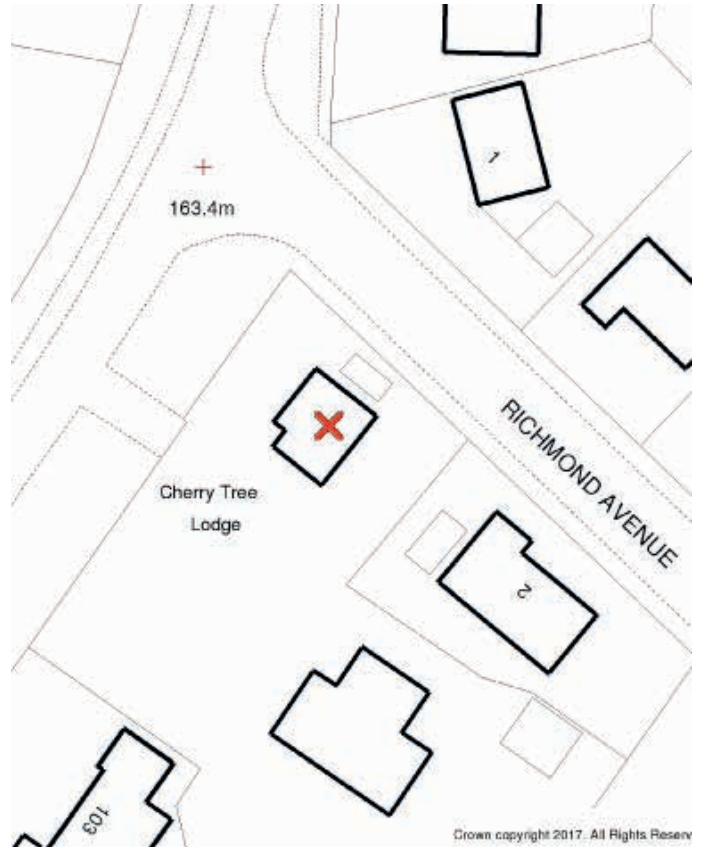
Services

All mains connected.

Tenure

Freehold

Council Tax Band: G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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