



VERITY
FREARSON

54 PANNAL ASH GROVE, HARROGATE, HG2 0HZ

£535,000

54 PANNAL ASH GROVE,

Harrogate, HG2 0HZ

A spacious and beautifully presented semidetached house, providing extended accommodation, with an attractive garden and garage, situated in this popular South Harrogate location, well served by excellent local schools and amenities.

This impressive property is presented to a high standard and comprises a stunning open plan and extended kitchen and living area with woodburning stove and modern fitted kitchen together with a separate sitting room with bay window and living flame gas stove. There is also a useful downstairs WC. On the first floor there are three good sized bedrooms and a modern bathroom and stairs lead to the second floor where there is a useful attic room. A driveway provides parking and leads to a large garage and there is an attractive rear garden with lawn and patio.

The property is situated in the popular South Harrogate location, well served by excellent local amenities and schools and is just a short distance from Harrogate town centre and the Stray.



Sitting Room · Living Kitchen · Cloakroom

3 Bedrooms · Bathroom · Attic Room

Off-Road Parking · Garage · Garden







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window and living flame gas stove.

CLOAKROOM

With WC and basin. Heated towel rail. Tiled walls and floor.

LIVING KITCHEN

A spacious living space with sitting and dining areas. Woodburning stove and bi folding doors lead to the garden. The kitchen comprises a range of stylish modern units with island and breakfast bar with quartz worktop. Smeg range cooker and integrated dishwasher.

FIRST FLOOR

BEDROOMS

There are three good sized bedrooms on the first floor, the two larger bedrooms have fitted wardrobes.

BATHROOM

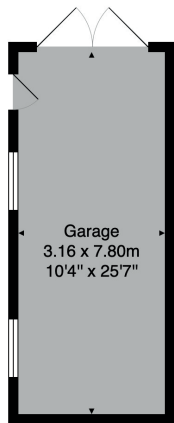
A white suite comprising WC, basin, freestanding bath and shower. Heated towel rail. Tiled walls and floor.

SECOND FLOOR

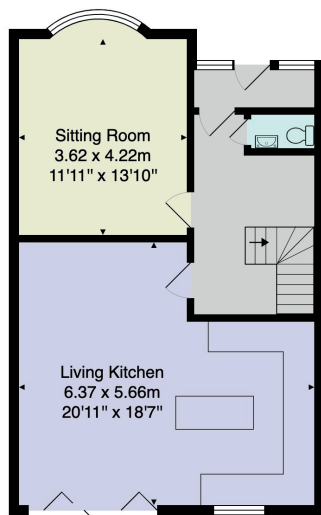
ATTIC ROOM

A further good sized room with dormer window to the rear.

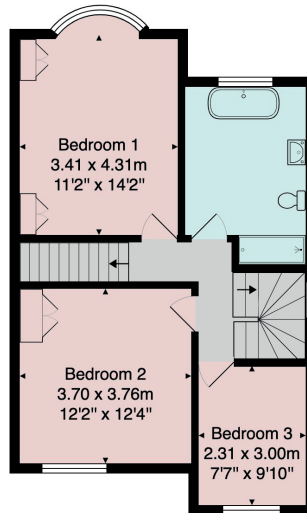
FLOOR PLAN



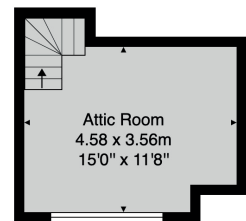
Garage



Ground Floor



First Floor



Second Floor

Total Area: 135.6 m² ... 1460 ft² (excluding garage)

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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

There is an attractive rear garden with a lawn, patio and planted borders. A drive provides parking and access to a large garage with light and power.

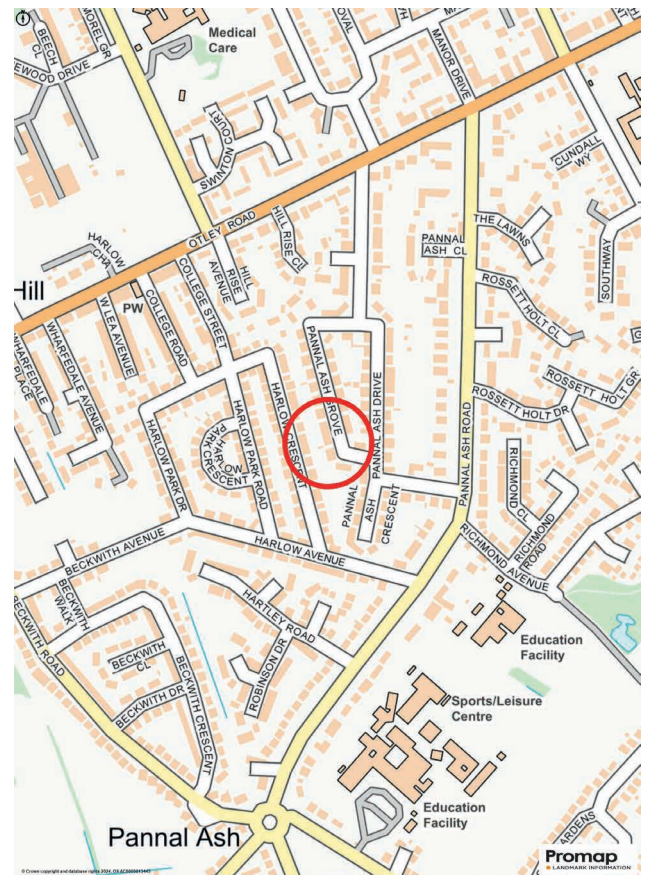
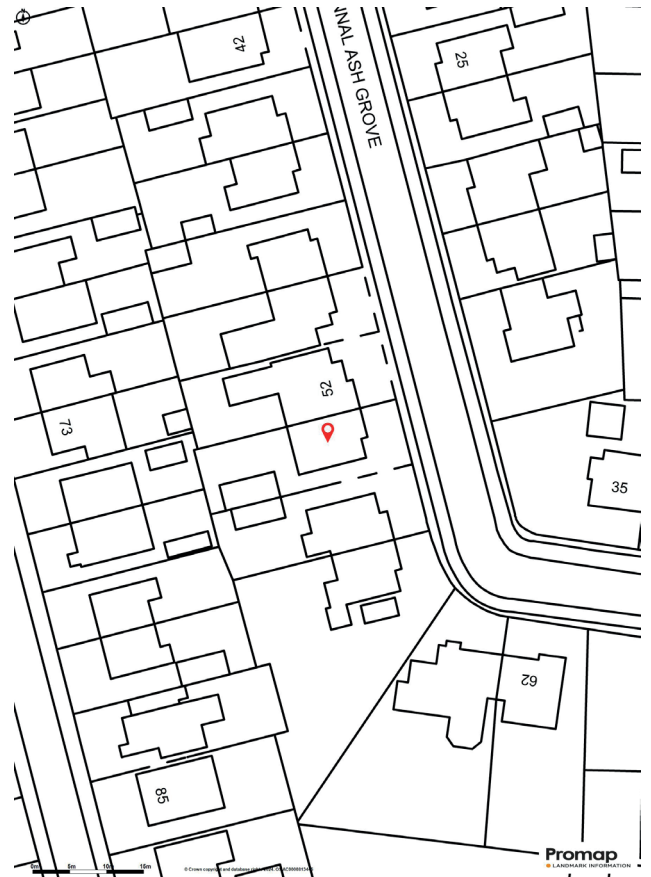
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk