



Mallard, 10 Pannal Avenue, Pannal, Harrogate, HG3 1JR

£500,000

Guide Price

Mallard, 10 Pannal Avenue, Pannal, Harrogate, HG3 1JR

A superb three-bedroom detached house offering very generous and flexible accommodation.

This individual home offers well-presented accommodation and enjoys a very attractive position in the heart of the popular village of Pannal to the south side of Harrogate, well placed for daily commuting to Yorkshire's principal business districts. An internal viewing is essential to appreciate the size and scale of this delightful home.





The well-appointed accommodation benefits from gas central heating uPVC double glazing and comprises:

GROUND FLOOR

ENTRANCE HALL

With doors to the principal rooms, under stairs cupboard.

LIVING/DINING ROOM

A very good-sized and attractive room with arched windows to front, double split level dining area with doors to the side garden.

SUPERB DINING KITCHEN

With extra range of wall and base units, built in appliances, island and windows to front and side.

UTILITY ROOM

Rear entrance door, kitchen units, Belfast style sink.

BEDROOM 3

Window to rear.

SHOWER ROOM

Corner shower, wash basin, WC and heated towel rail.

FIRST FLOOR

Spacious landing/study area.

BEDROOM 1

A generous room with walk in generous room, built in wardrobe and window to rear and range of fitted wardrobes.

EN-SUITE SHOWER ROOM

Shower cubicle. low flush WC, washbasin and window to rear.

BEDROOM 2

Another good sized double room with window to rear and eaves storage.

OUTSIDE

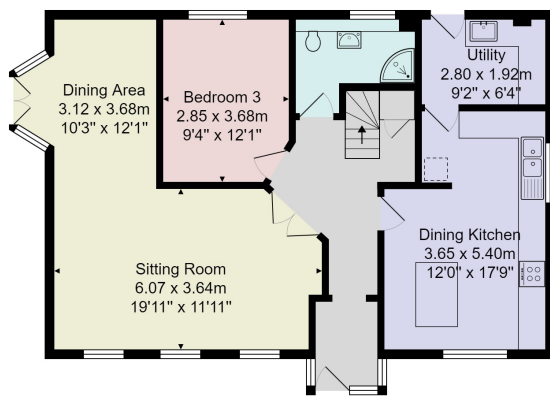
The property enjoys a delightful corner plot with block paved drive and single detached garage.

To the rear are manageable and private gardens, being southwest-facing with decked seating areas, lawned garden and established hedging.

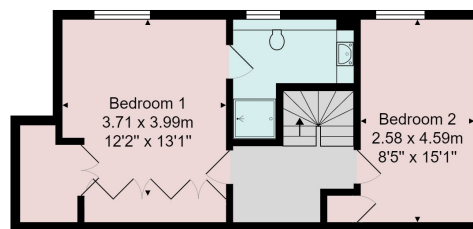
Tenure - Freehold

Council Tax Band - D





Ground Floor



First Floor

Total Area: 130.8 m² ... 1408 ft²

All measurements are approximate and for display purposes only.
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