



VERITY
FREARSON

6 WALTON PLACE, PANNAL, HARROGATE, HG3 1LE

GUIDE PRICE £530,000

6 WALTON PLACE,

Pannal, Harrogate, HG3 1LE

A spacious and beautifully presented three-bedroom detached home which has been fully modernised and refurbished to a high standard by the current owners and is situated in this desirable village, well served by amenities on the south side of Harrogate.

This stunning property provides generous and flexible accommodation with a large sitting room with wood-burning stove, together with a stylish and modern open-plan kitchen and living space and cloakroom. On the first floor there are three good-sized bedrooms and a modern bathroom. A driveway provides parking and leads to a garage, and there is a good-sized garden enjoying a south-facing aspect. The property has been modernised to a high specification and includes an extended open-plan kitchen and living space with modern fitted kitchen, new plumbing, radiators and windows throughout, new flooring and decoration.

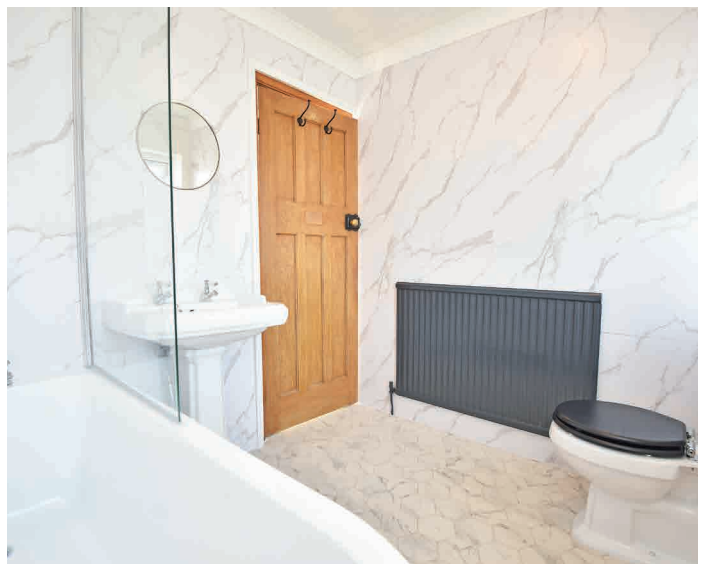


Sitting Room · Living Kitchen · Cloakroom

3 Bedrooms · Bathroom

Off-Road Parking · Garage · Attractive Lawned Garden







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With herringbone solid oak flooring that continues throughout the entire ground floor.

SITTING ROOM

A spacious reception room with bay window to front and wood-burning stove.

LIVING KITCHEN

A stunning open-plan extended living space with sitting and dining areas and glazed patio doors leading to the garden. The stylish kitchen comprises a range of modern fitted wall and base units with quartz worktops and breakfast bar. Space for a range cooker and integrated dishwasher. Utility cupboard with space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin

FIRST FLOOR

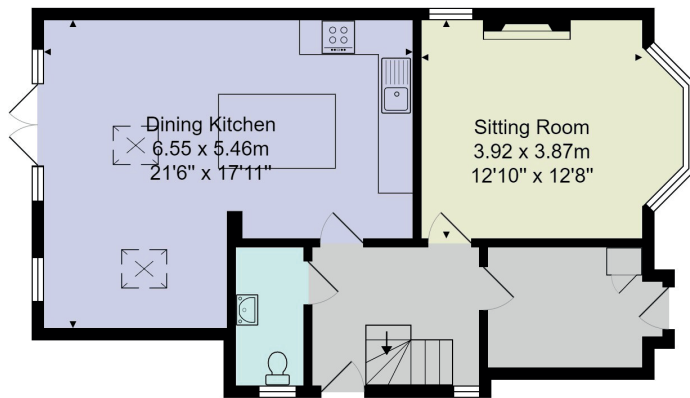
BEDROOMS

There are three good-sized bedrooms on the first floor.

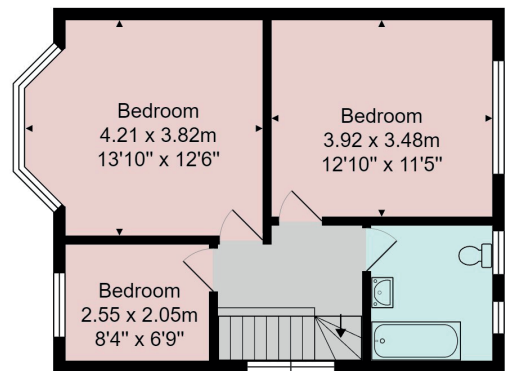
BATHROOM

A modern white suite comprising WC, washbasin and bath with shower above.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 113.6 m² ... 1222 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 drive provides parking and leads to a garage. There is a good-sized and attractive rear garden with lawn, patio and well-stocked planted borders.

Location

The property is situated in this desirable village on the south side of Harrogate, well served by excellent local amenities, including primary school, shop, railway station, and regular bus service between Harrogate and Leeds.

Agent's Note

Due to the generous size of the plot, there is opportunity to extend to both sides of the property.

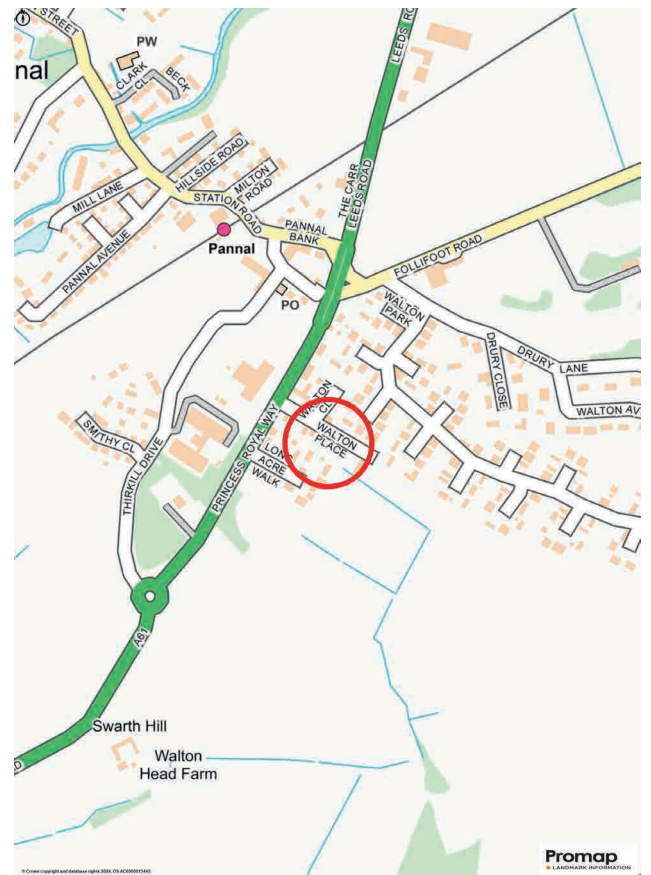
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	66
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
	78

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