



VERITY  
FREARSON

3 WALTON CLOSE, PANNAL, HG3 1ZF

GUIDE PRICE £700,000

## 3 WALTON CLOSE,

*Pannal, HG3 1ZF*

A beautifully presented four-bedroom semi-detached house forming part of this desirable modern barn conversion development situated in Pannal, well served by excellent local amenities and close to Harrogate town centre. The generous and flexible accommodation is appointed to a high standard with a stunning open-plan kitchen and dining area with glazed doors leading to the garden, together with a separate spacious sitting room with wood-burning stove, downstairs bedroom, shower room and separate utility room.

On the first floor there is a large landing with vaulted ceiling, providing an excellent study area, together with three double bedrooms, a modern bathroom and en-suite shower room. To the rear of the property there is an attractive garden with lawn and patio and the property has a single garage and parking for multiple vehicles. Residents also have use of the visitor parking spaces within the development.

Pannal is a desirable village situated on the south side of Harrogate and surrounded by beautiful open countryside. There is a popular primary school, shops, regular bus service (No 36), and railway station providing access to Leeds, Harrogate, York and beyond.



Sitting Room · Dining Kitchen · Utility · WC

4 Bedrooms · Study Area · En-Suite · Bathroom

Off-Road Parking · Garage · Garden







## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

With parquet wooden flooring that continues to the dining kitchen.

#### DINING KITCHEN

With space for dining table and patio doors leading to the garden. The kitchen comprises a range of stylish units with quartz worktops, island, and breakfast bar. Electric hob, double oven, integrated fridge / freezer and dishwasher.

#### SITTING ROOM

A spacious reception room with wood-burning stove.

#### UTILITY ROOM

With tiled flooring, fitted worktop and sink. Space and plumbing for washing machine and tumble dryer.

### BEDROOM

A useful ground-floor bedroom with window to side with fitted shutters. Bespoke fitted wardrobes by Strachan.

### SHOWER ROOM

With a modern white suite, comprising WC, washbasin and shower.

### FIRST FLOOR

#### LANDING

A large landing with vaulted ceiling and exposed wooden beams, providing a useful study area.

### BEDROOM 1

A spacious double bedroom. Bespoke fitted wardrobes by Strachan.

### EN-SUITE SHOWER ROOM

With WC, washbasin set within a vanity unit, and shower. Tiled flooring with under-floor heating. Heated towel rail.

### BEDROOM 2

A double bedroom. Bespoke fitted wardrobes by Strachan.

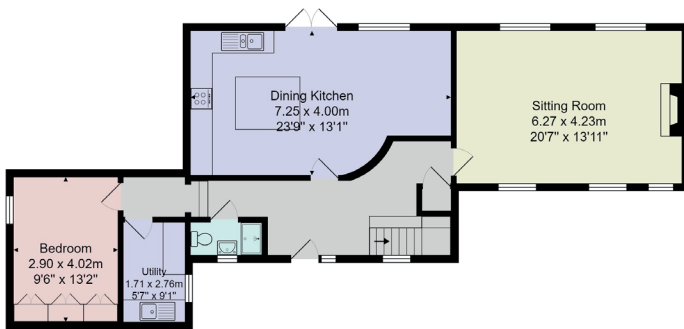
### BEDROOM 3

A further double bedroom. Bespoke fitted wardrobes by Strachan.

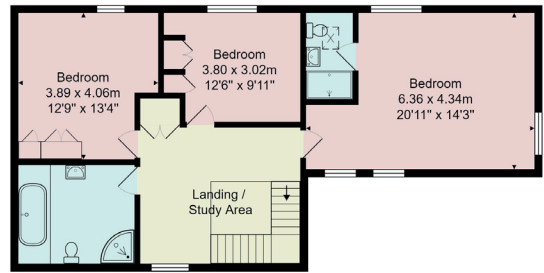
### BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, bath and shower. Heated towel rail. Tiled floor with under-floor heating.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 174.8 m<sup>2</sup> ... 1882 ft<sup>2</sup>

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**

To the rear of the property, there is an attractive garden with lawn, patio and shed. The property has the benefit of a single garage and parking space in front of the garage. There is also a separate parking area directly in front of the property. Residents also have use of the visitor parking spaces within the development.

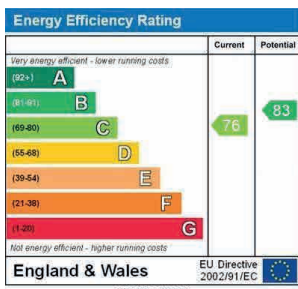
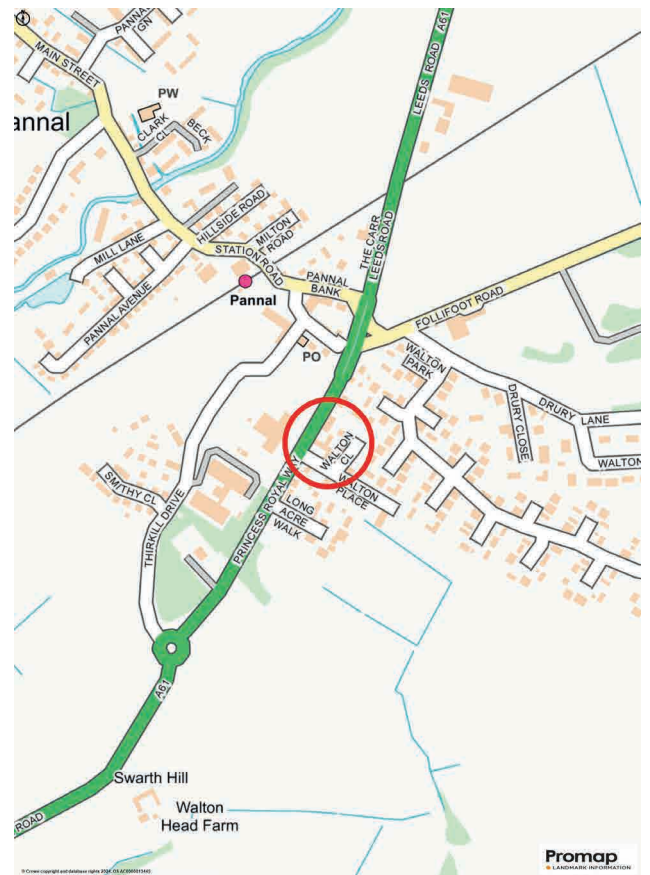
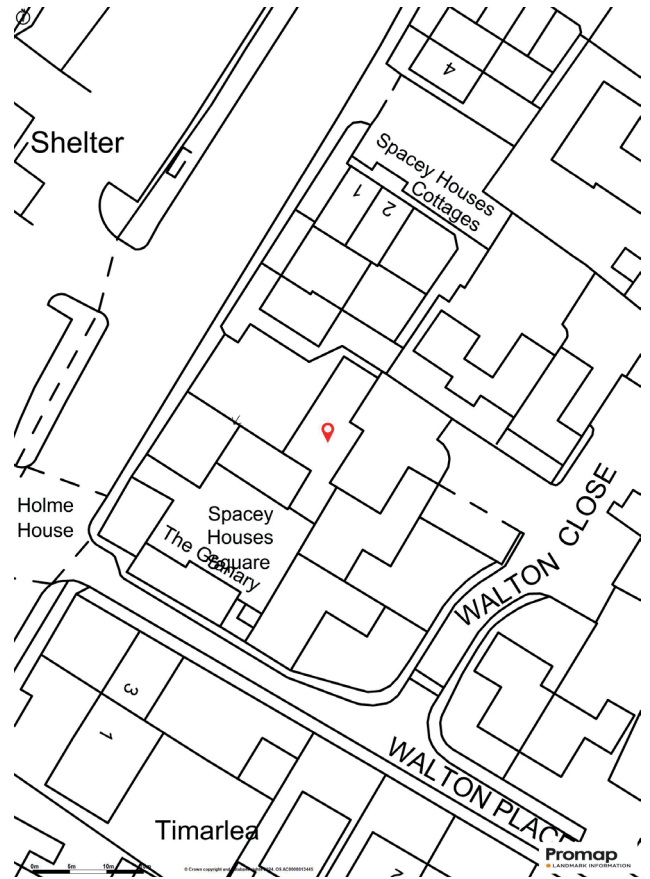
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



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](http://verityfearson.co.uk)