



VERITY  
FREARSON

77 CRIMPLE MEADOWS, PANNAL, HARROGATE HG3 1EL

OFFERS OVER £660,000



# 77 CRIMPLE MEADOWS,

*Pannal, Harrogate, HG3 1EL*

**An impressive stone-built four-bedroom detached family house in this popular residential village of Pannal, to the south side of Harrogate.**

The property, which backs onto mature woodland, reveals generous accommodation with modern open-plan dining kitchen, four double bedrooms including a master bedroom with a stunning modern en-suite. This superb home enjoys a landscaped, terraced garden to the rear with elevated sitting area which enjoys the sun most of the day during the summer months.

The property enjoys an elevated position on this small and exclusive development, well placed for daily commuting to Yorkshire's principal business districts. Local village amenities include a primary school, shops and post office, public house, and a railway station with regular services to York, Harrogate and Leeds.



Living Kitchen · Sitting Room · Cloakroom

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Electric Vehicle Charge Point · Double Garage · Attractive Garden











## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### LIVING KITCHEN

A stunning open-plan kitchen and dining area with underfloor heating and glazed bi-folding doors leading to the garden. The kitchen comprises a range of stylish units with integrated appliances, including induction hob, integrated oven and dishwasher. There is access to the integral garage.

#### SITTING ROOM

A spacious reception room with an attractive fireplace with living-flame gas fire.

### CLOAKROOM

With porcelain tile walls and floor. WC and washbasin. Underfloor heating.

### FIRST FLOOR BEDROOMS

There are four very good-sized double bedrooms on the first floor, including the main bedroom with ensuite.

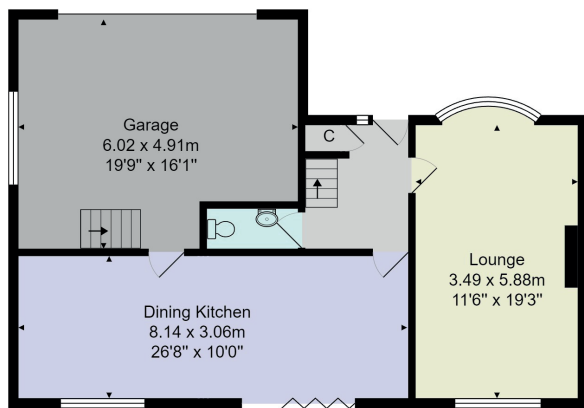
### EN-SUITE SHOWER ROOM

A stunning, modern white suite comprising WC, washbasin set within a vanity unit and large walk-in shower. Tiled walls and floor.

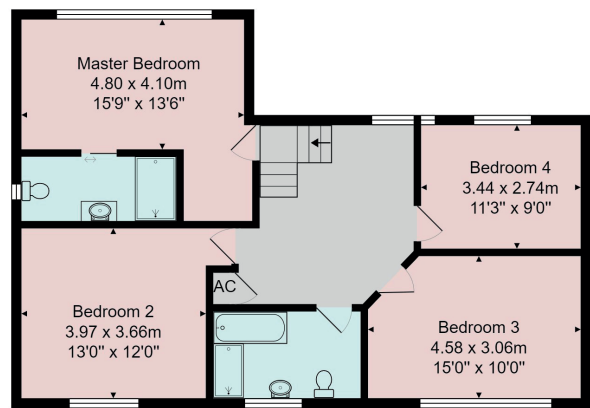
### BATHROOM

A white suite comprising WC, washbasin set with in a vanity unit, bath and shower. Tiled walls and floor.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 137.9 m<sup>2</sup> ... 1485 ft<sup>2</sup> (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.  
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## Outside

A drive provides parking, electric vehicle charge point and access to the large double garage which has light, power, electric door and utility area. To the rear there is an attractive terraced garden with lawn and patios and a delightful aspect to the rear over the adjoining woodland. A gate provides direct access to the woods and there are outdoor electric sockets.

## Agent's Note

The property has gas central heating including under-floor heating in the dining kitchen.

Windows are triple-glazed.

## Services

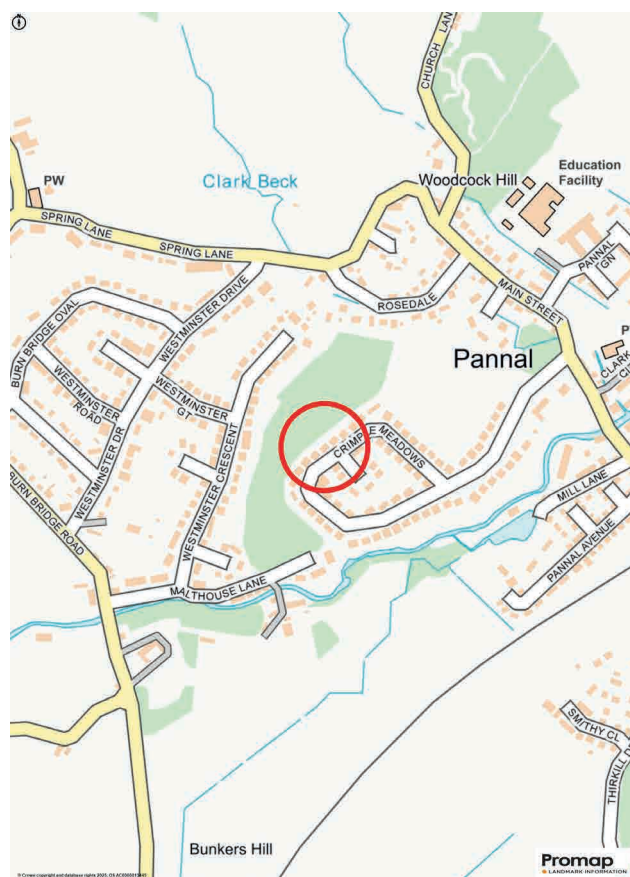
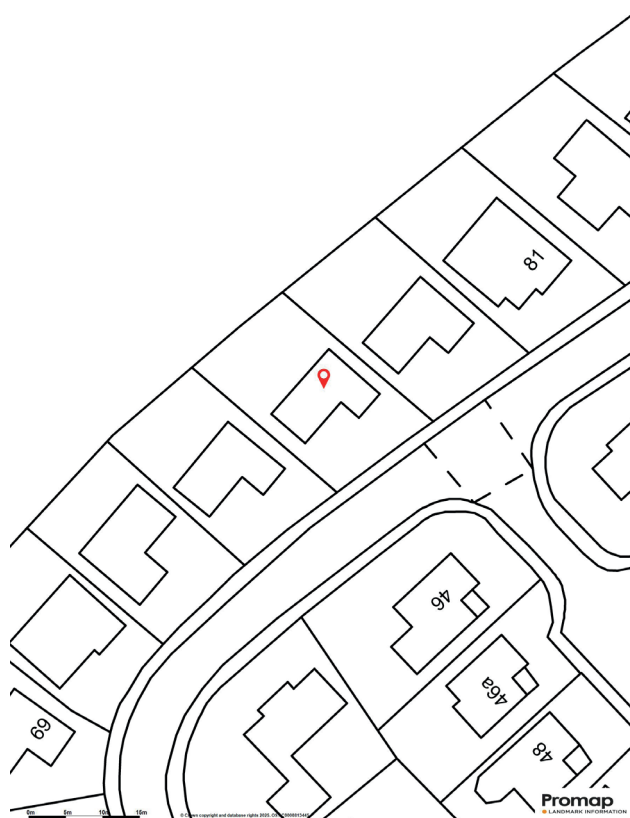
All mains services connected.

## Tenure

Freehold

## Council Tax Band - F

①



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		81
B (81-91)		
C (69-80)		
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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