



VERITY
FREARSON

32 SMITHY CLOSE, PANNAL, HG3 1GA

£529,000

32 SMITHY CLOSE,

Pannal, Harrogate, HG3 1GA

A beautifully presented modern middle-of-terrace townhouse with driveway, integral garage, and attractive garden in the heart of this popular village just to the south of Harrogate.

The well-presented and spacious accommodation comprises a stunning open-plan kitchen and living area with a stylish and newly fitted kitchen and doors leading to a large balcony. There is also a spacious sitting room, three bedrooms on the top floor, modern house bathroom and en-suite shower room. On the ground floor there is an additional shower room, utility and a further bedroom, which could potentially be used as an additional reception room or office if required. To the front of the property a drive provides parking and leads to the integral garage, and to the rear there is an attractive garden which provides excellent outdoor entertaining space in addition to the balcony. The property forms part of this popular new development within the sought-after village of Pannal, on the south side of Harrogate. The amenities of the village are all within easy walking distance and include shops, railway station and well-regarded primary school and is connected by the Number 36 bus service to Leeds, Harrogate and Ripon.



Sitting Room · Living Kitchen · Utility Room · Study / Bedroom 4

3 Bedrooms · Shower Room · En-Suite · Bathroom

Off-Road Parking · Integral Garage · Attractive Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

STUDY / BEDROOM 4

A double bedroom with glazed doors leading to the garden. Potential to use as an office or additional reception room if required. Built-in wardrobes.

UTILITY ROOM

With fitted units, worktops and sink. Space and plumbing for washing machine and tumble dryer. Door leads to the garden.

SHOWER ROOM

A white modern suite comprising WC, washbasin and shower. Heated towel rail.

FIRST FLOOR SITTING ROOM

A spacious reception room with windows to rear overlooking the garden.

LIVING KITCHEN

A stunning open plan, kitchen and living / dining area with glazed doors leading to the balcony. The modern, newly fitted, kitchen comprises a range of stylish units with quartz worktops and breakfast bar. Integrated appliances, including dishwasher, electric hob, double oven and fridge / freezer.

SECOND FLOOR BEDROOM 1

A double bedroom with windows to rear and fitted wardrobes.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin and shower. Heated towel rail.

BEDROOM 2

Double bedroom with built-in wardrobes.

BEDROOM 3

A further bedroom.

BATHROOM

A white suite comprising WC, washbasin and bath. Heated towel rail.

FLOOR PLAN



Total Area: 172.5 m² ... 1857 ft² (excluding balcony)

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 an integral garage with light and power. To the rear of the property there is an attractive garden with lawn and patio.

Agent's Note

The property is freehold.

An estate charge is payable of £184 per annum.

The property has gas central heating and double glazing.

Property was built in 2021 and has the remainder of a 10-year building guarantee.

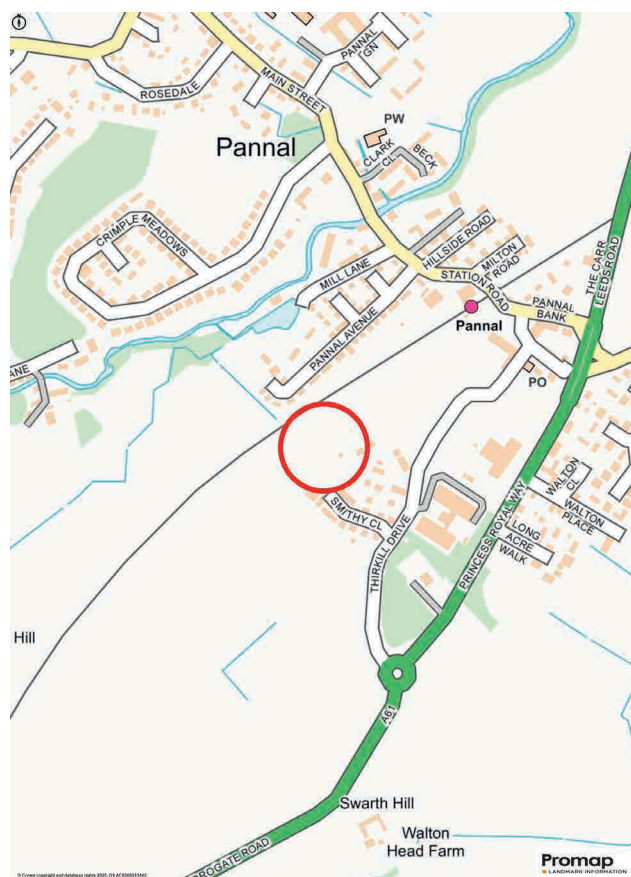
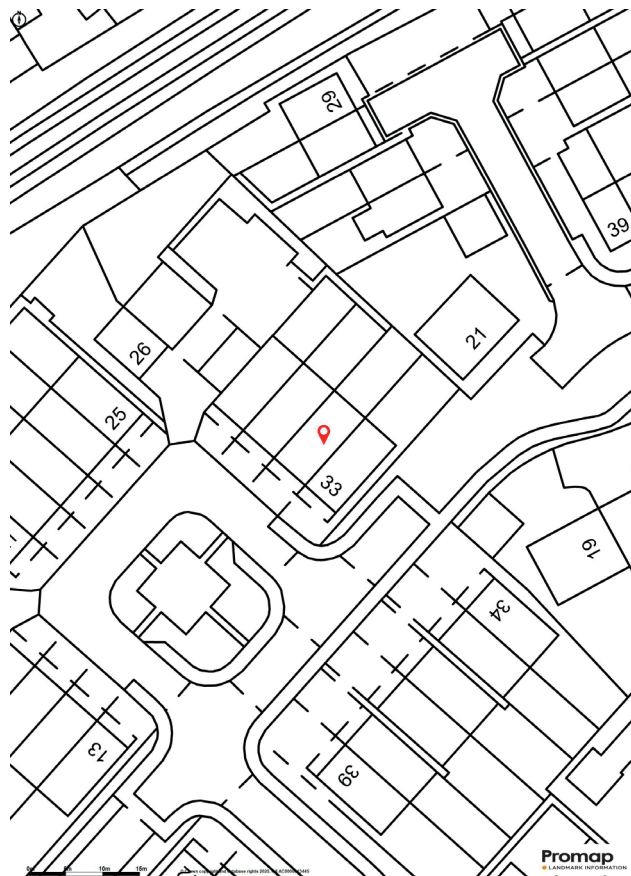
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		94
B (81-91)	86	
C (69-80)		
D (55-68)		
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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