



VERITY
FREARSON

11 ROSEDALE, PANNAL, HG3 1LB

£589,950

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Pannal, HG3 1LB

A superb and individual three-bedroom detached bungalow situated in a very attractive position backing onto woodland, in this highly sought after and popular village to the south side of Harrogate, with wide-ranging amenities on offer including railway station, Costa Coffee, M&S petrol station/ shop, highly regarded primary school and golf club.

The extended property offers well-appointed and deceptively generous accommodation, complemented by private and attractive rear gardens. An internal viewing is essential to appreciate the delightful position of this impressive home.



Kitchen · Dining Room · Sitting Room · Utility · Cloakroom

3 Bedrooms · Bathroom

Ample Off-Road Parking · Garage · Attractive Garden







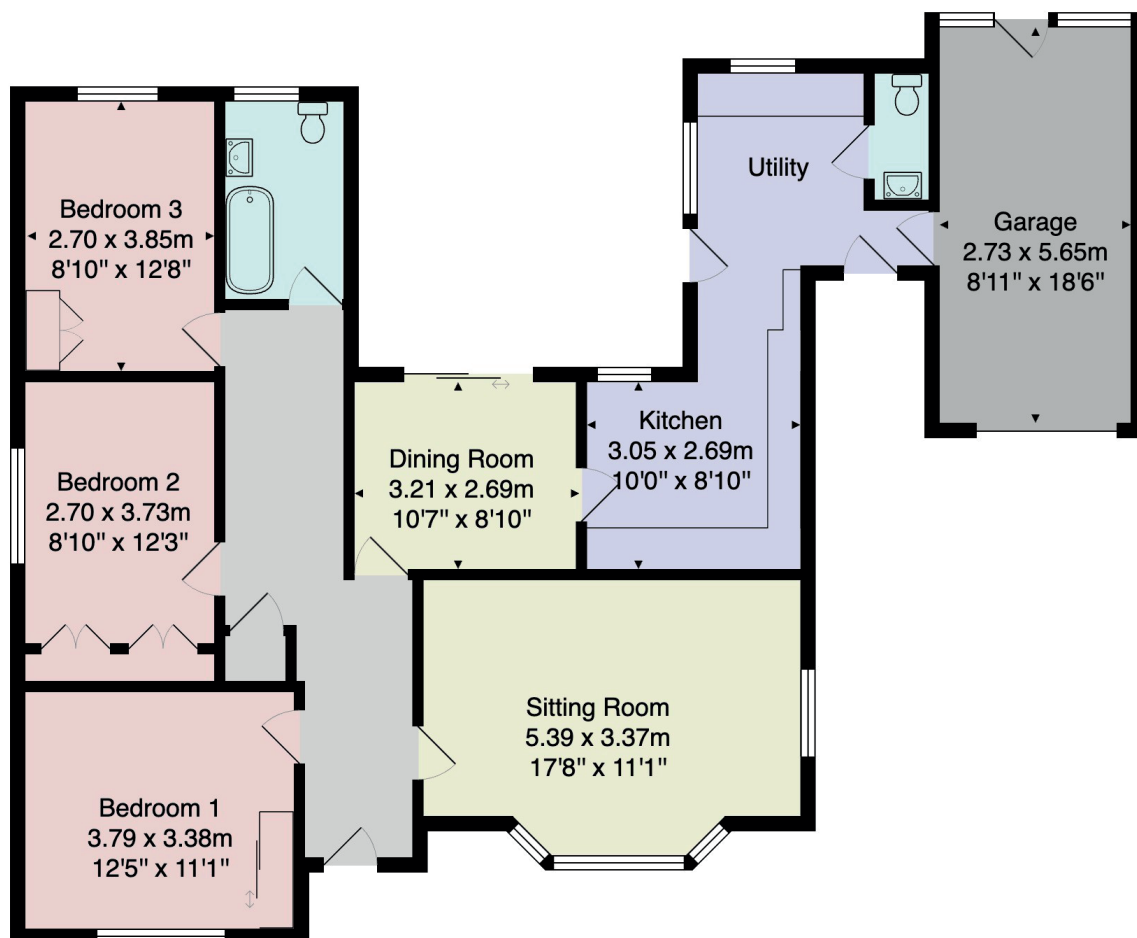
ACCOMMODATION

The well-appointed accommodation comprises entrance hallway, lounge with bay window and feature fireplace, dining room with sliding patio doors opening to the rear garden, modern kitchen with integrated appliances leading to a utility room with further door opening to the rear garden, access to the garage and cloakroom.

Three generous bedrooms are accessed from the hallway, and a modern house bathroom.

To the outside, a good sized driveway for multiple vehicles leads to an attached garage with up- and-over door, power and light. There is a tiered lawned front garden with flowerbed, hedging and pathway to the front door. Side gated access opens to the most attractive rear garden laid mainly to lawn, with patio area, sun terrace, summerhouse, mature flowerbeds and bushes. There is a stream running through the garden with a bridge leading to a further lawn garden with timber shed.

FLOOR PLAN



Total Area: 122.9 m² ... 1323 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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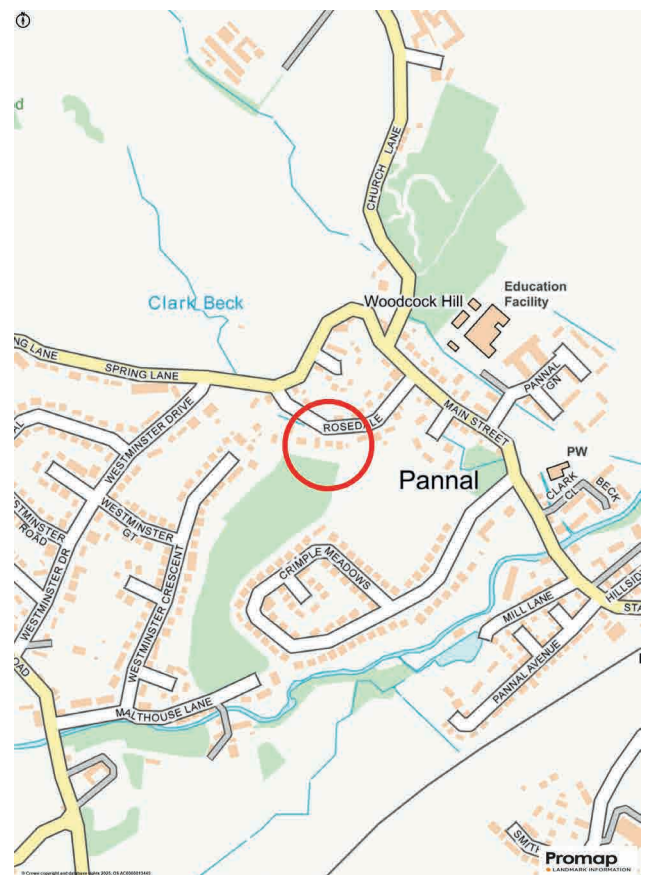
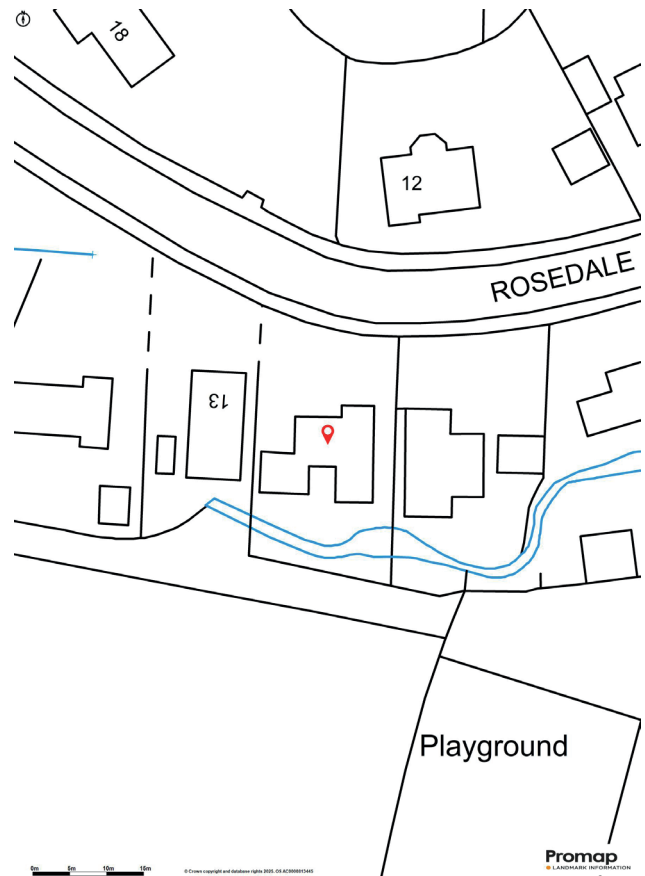
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		80
B (81-91)		
C (69-80)		
D (55-68)	61	
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		

Harrogate

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