



VERITY
FREARSON

1 SMITHY CLOSE, PANNAL, HARROGATE, HG3 1GA

£600,000

I SMITHY CLOSE, PANNAL,

Harrogate, HG3 1GA

A beautifully presented four-bedroom detached modern property enjoying a superb south-facing open aspect to the rear, within the sought-after village of Pannal.

This impressive property provides generous accommodation and comprises a stunning open-plan living kitchen with glazed doors, leading to the garden together with a separate sitting room, utility, study and downstairs WC. Upstairs, there are four good-sized bedrooms, a modern bathroom and en-suite shower room for the master bedroom.

The property is a five-minute walk from Pannal train station, which connects to Leeds (25mins), Harrogate (5mins) and York (40mins) and only a ten-minute walk to the local primary school. It forms part of this popular modern development which includes a playground and football pitch and is sold with five years remaining on the builder's guarantee. The property has a delightful open aspect to the rear with attractive views on the south side of Harrogate and has ample off-street parking as well as a separate garage.



Sitting Room · Living Kitchen · Utility Room · Office · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Electric Vehicle Charging Point · Garden







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room.

LIVING KITCHEN

A stunning open-plan kitchen and living space with sitting and dining areas and glazed doors leading to the garden. The kitchen comprises a range of modern stylish units with gas hob, integrated oven, integrated fridge / freezer and dishwasher.

UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine.

OFFICE

Providing a useful workspace or snug with window to front.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOMS

There are four good-sized bedrooms on the first floor, the main bedroom has fitted wardrobes and an en-suite.

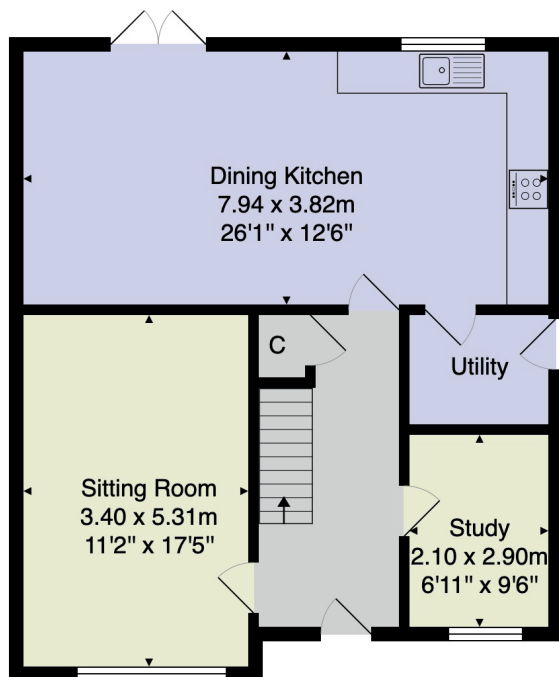
EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and shower.

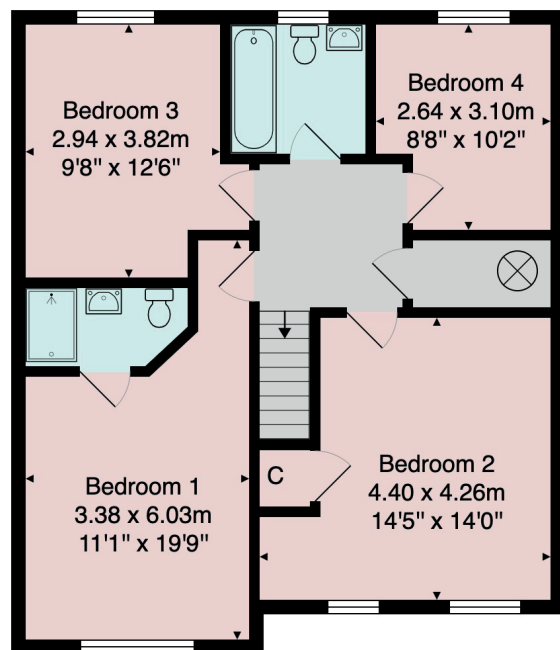
BATHROOM

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

FLOOR PLAN



Ground Floor



First Floor

Total Area: 142.1 m² ... 1529 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 driveway provides parking with electric vehicle charging point and leads to a single garage. There is a very good-sized and attractive rear garden with lawn, planted borders and sitting areas enjoying an attractive open aspect to the rear.

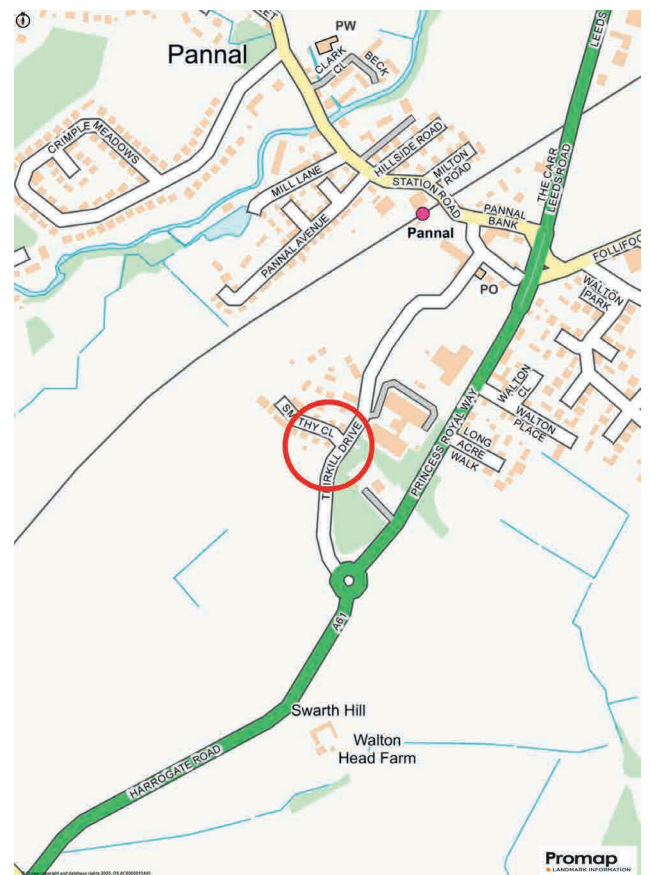
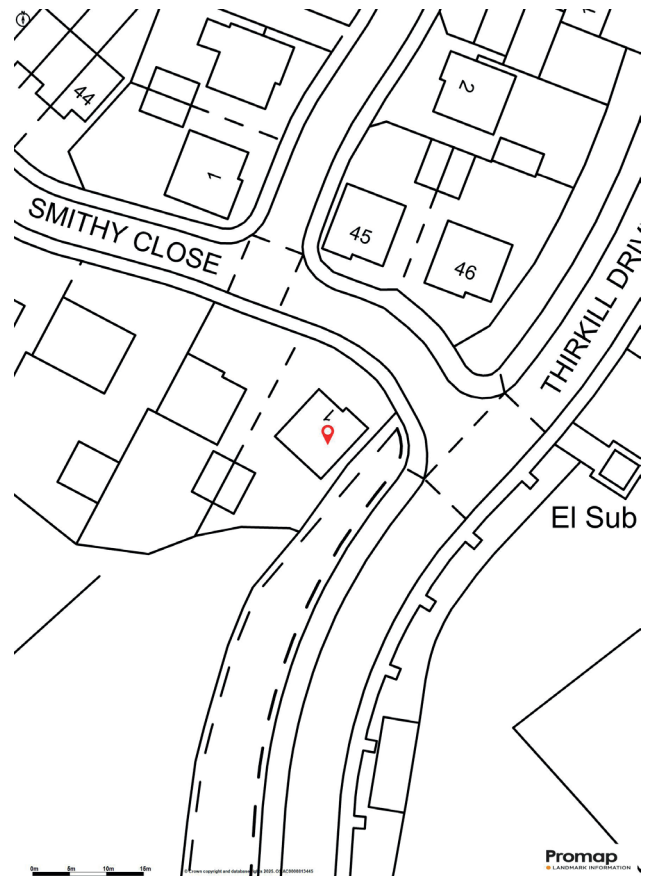
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		94
B (81-91)	85	
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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