



VERITY
FREARSON

41 CRIMPLE MEADOWS, PANNAL, HG3 1EL

GUIDE PRICE £735,000

41 CRIMPLE MEADOWS,

Pannal, HG3 1EL

A fantastic opportunity to purchase this substantial four-bedroom detached property occupying a generous plot with a large and attractive rear garden, situated in a delightful location within the ever popular village of Pannal, to the south side of Harrogate.

This superb property enjoys an attractive 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, shop/post office, and railway station with regular services to York, Harrogate and Leeds.

With potential to extend subject the necessary consents and offered with no chain, an early viewing is essential.



Sitting Room · Dining Room · Kitchen · Utility · Cloakroom

4 Bedrooms · En-Suite · Bathroom

Ample Off-Road Parking · Double Garage · Large and Attractive Garden







ACCOMMODATION

The generous and well maintained accommodation benefits from gas central heating and uPVC double glazing:

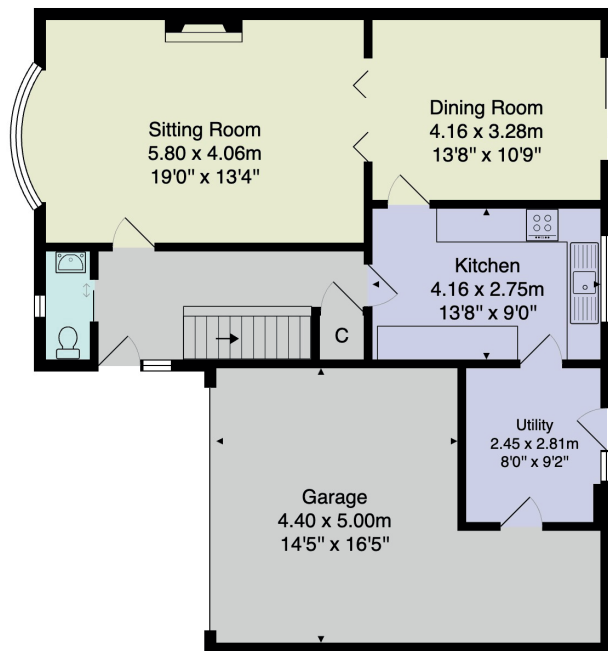
Entrance hall with cloakroom/WC, under stairs cupboard and stairs to first floor.

Good sized lounge with bay window to front, electric fire and double door. Leading to dining room. Kitchen with a range of wall and base units, tiled floor, window to rear and separate utility room.

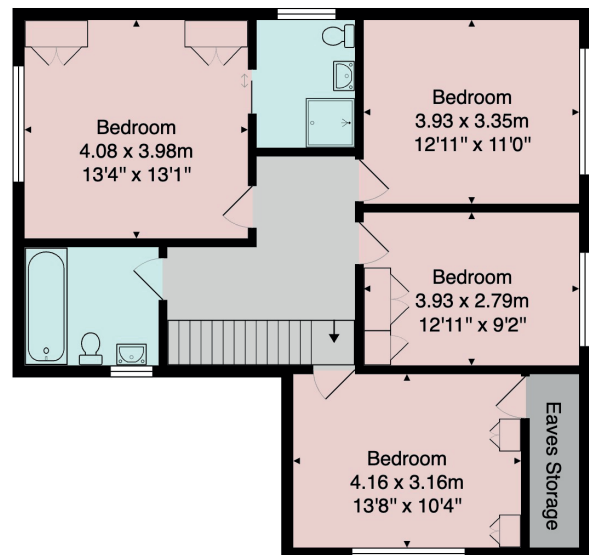
First Floor

Landing, 4 double bedrooms, en-suite shower room and house bathroom with 3 piece white suite and modern tiling.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 180.5 m² ... 1943 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

The property occupies a generous plot having a driveway which provides ample off-road parking and leads to the integral double garage which has, light and power. To the rear of the property, there is a very good-sized garden with lawn and patio and mature well-stocked borders.

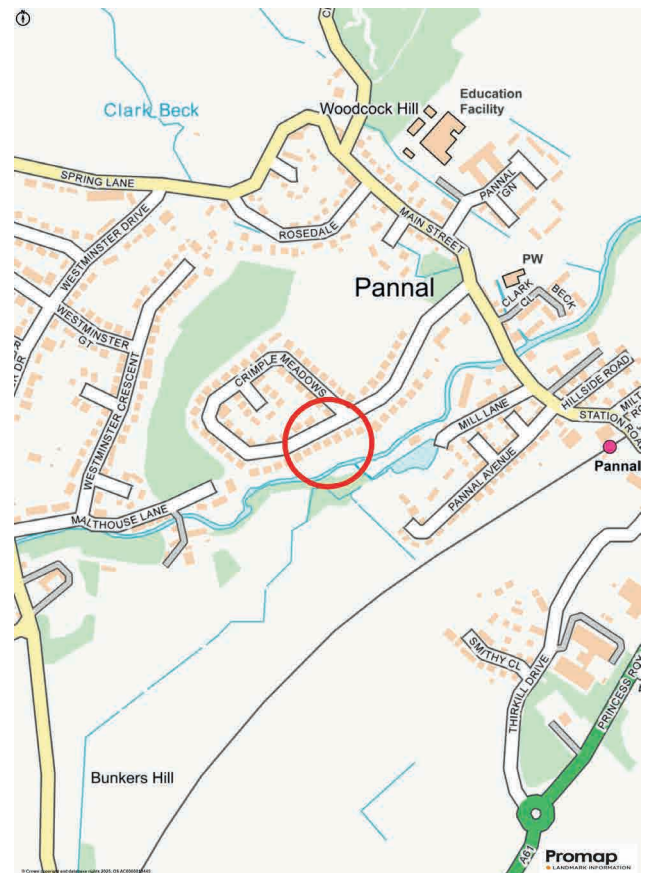
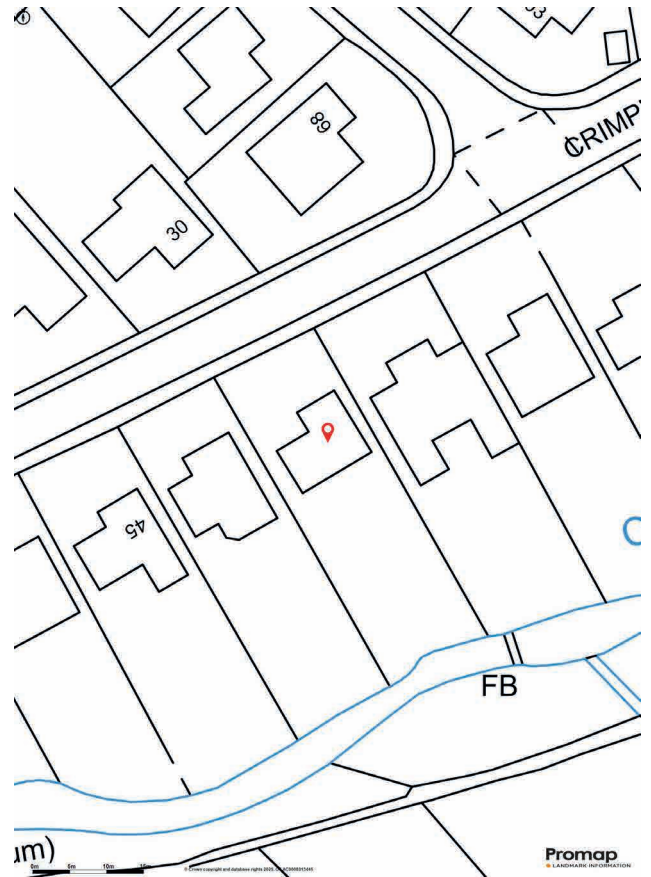
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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