



VERITY  
FREARSON

21 ROSEDALE, PANNAL, HG3 1LB

OFFERS OVER £800,000



## 21 ROSEDALE,

*Pannal, HG3 1LB*

**A beautifully presented and spacious five-bedroom property with driveway, double garage and attractive garden, situated within the heart of this desirable village which is well served by excellent local amenities.**

This super property provides generous and flexible accommodation which is appointed to a high standard. On the ground floor there is a large sitting room, together with separate dining room and modern fitted kitchen. There is also a useful study and downstairs WC. Upstairs, there are five very good-sized double bedrooms and two bathrooms. The top floor provides an excellent self-contained suite with double bedroom, dressing room and bathroom. A generous drive provides ample parking and leads to an integral double garage with electric door. The property has attractive gardens to the front and rear with lawn and paved sitting areas.

This super home is situated in a desirable location within the heart of the popular village of Pannal, which is located on the south side of Harrogate and has excellent local amenities including shop, primary school, railway station and regular bus service.



Sitting Room · Dining Room · Kitchen · Office · Cloakroom

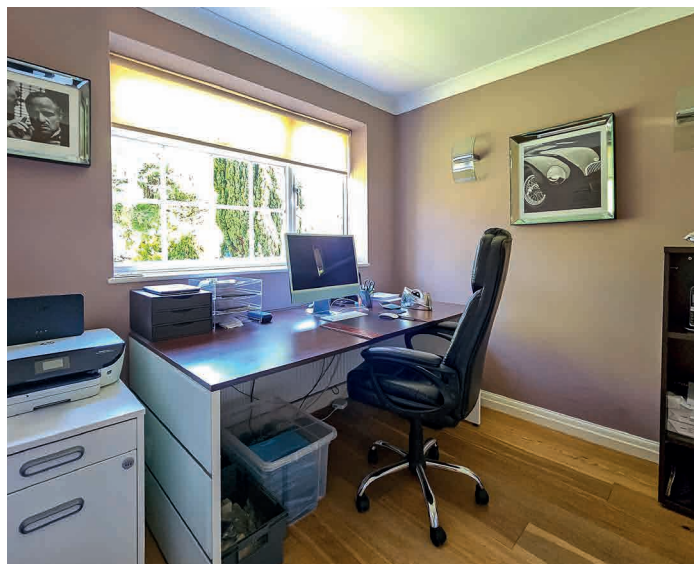
5 Bedrooms · 2 Bathrooms · Dressing Room

Ample Off-Road Parking · Double Garage · Garden













## ACCOMMODATION

### GROUND FLOOR RECEPTION HALL

#### SITTING ROOM

A large reception room with feature stone fireplace with living-flame gas fire, bay window to front and patio doors leading to the garden.

#### DINING ROOM

A further reception room providing a dining area with wood-panelled walls, and windows overlooking the garden.

### KITCHEN

With a range of stylish modern units with granite worktops, island and breakfast bar. Range cooker, integrated washing machine, dishwasher and space for a fridge / freezer. Windows and glazed door overlook the garden. Access to the integral garage.

### OFFICE

Providing a useful workspace with window to front.

### CLOAKROOM

With WC and washbasin.

### FIRST FLOOR BEDROOMS

There are four good-sized bedrooms on the first floor.

### BATHROOM

A modern white suite with WC, washbasin, and bath with shower above. Tiled walls and floor. Heated towel rail.

### SECOND FLOOR BEDROOM

A further bedroom with skylight windows and window to side. Access to eaves storage space.

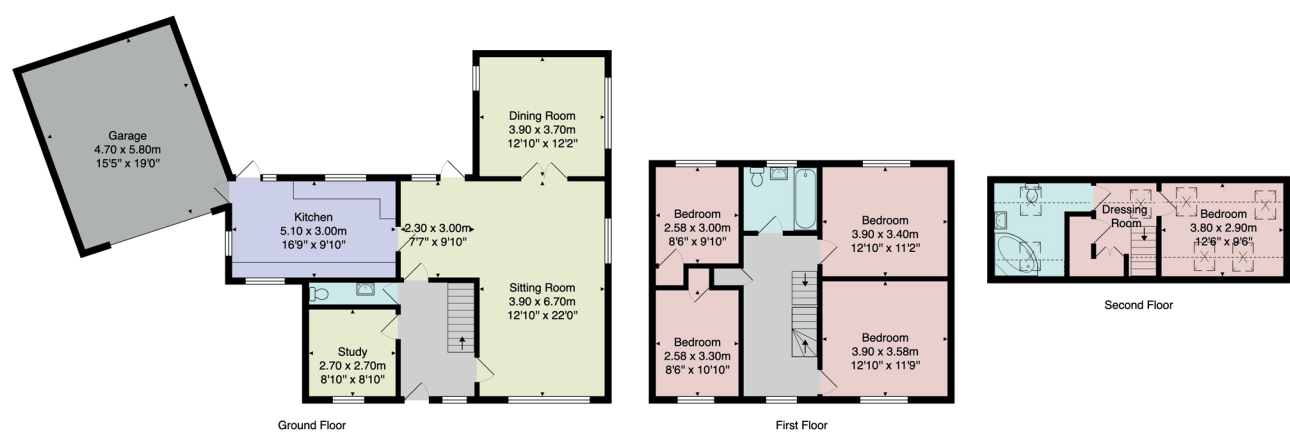
### DRESSING ROOM

With fitted cupboards and drawers.

### BATHROOM

A white suite comprising WC, washbasin and corner bath. Tiled walls and floor. Heated towel rail.

# FLOOR PLAN



Total Area: 203.7 m² ... 2193 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 long drive provides ample parking and leads to an integral double garage with light, power and electric door. There is an attractive garden with lawn to the front together with a further rear garden including a patio, well-stocked planted borders and water feature.

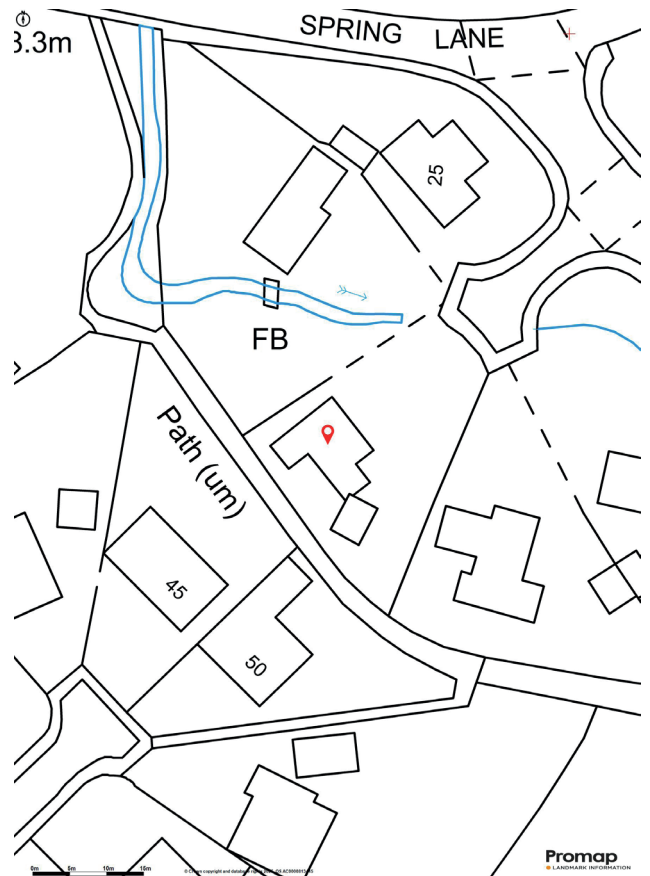
### Services

All mains services connected.

### Tenure

Freehold

**Council Tax Band - F**



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