



VERITY
FREARSON

76 WALTON PARK, PANNAL, HARROGATE, HG3 1EJ

GUIDE PRICE £675,000

76 WALTON PARK,

Pannal, Harrogate, HG3 1EJ

A most impressive five-bedroom detached home, occupying a generous corner plot and enjoying stunning elevated views over the surrounding countryside. This substantial family property sits in a highly desirable position within the sought-after village of Pannal, on the south side of Harrogate.

The bright and spacious accommodation offers scope for modernisation, giving buyers the opportunity to update and personalise the home to suit their own requirements. Solar panels to the rear roof with energy storage for the home in the garage and air conditioning in the lounge and main bedroom, has already been recently installed. With generous living space, a double garage, and attractive south-facing gardens, this is a rare opportunity to acquire a large family residence in one of the area's most popular villages.

Walton Park is ideally positioned close to Pannal's excellent amenities, including a primary school, local shops and Pannal railway station, which provides regular services to Leeds, Harrogate and York.



3 Reception Rooms · Kitchen · Utility Room · Cloakroom

5 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Integral Double Garage · Generous Lawned Garden With Far-Reaching Views







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

A spacious and welcoming hallway with fitted cupboard.

STUDY

Providing a useful workspace, ideal for home working.

SITTING ROOM

A large air conditioned reception room with glazed door and windows overlooking the garden and a central fireplace.

KITCHEN

A very light and airy room with glazed door opening to the garden and window overlooking the garden and fields beyond. Fitted with a range of wall and base units, electric hob, double oven, integrated dishwasher, and fridge.

DINING ROOM

A further well-proportioned reception room with glazed door and window overlooking the garden.

CLOAKROOM

Fitted with WC and washbasin.

UTILITY ROOM

With fitted units, a security safe, worktop, sink, and space and plumbing for washing machine and tumble dryer.

FIRST FLOOR BEDROOMS

There are five bedrooms on the first floor, all with fitted wardrobes. The main air conditioned bedroom benefits from a dressing area and en-suite.

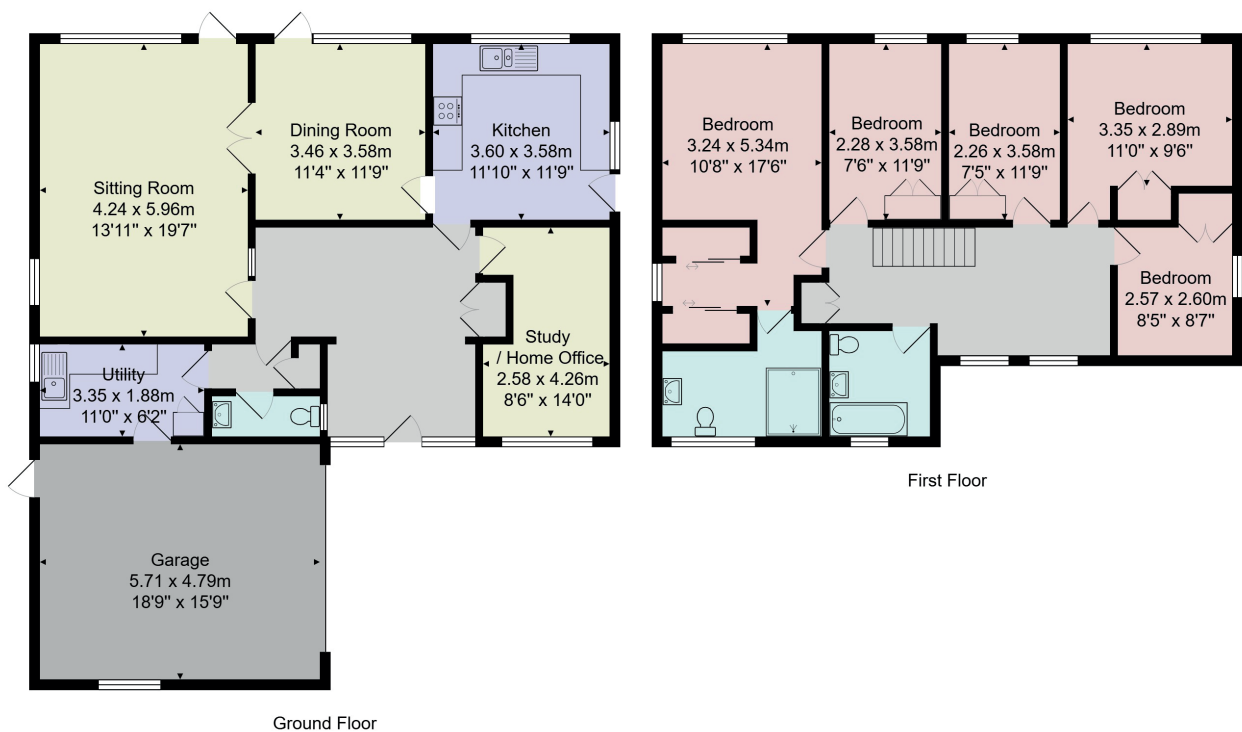
EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin set within a vanity unit, and shower.

BATHROOM

Fitted with WC, washbasin, and bath with shower above.

FLOOR PLAN



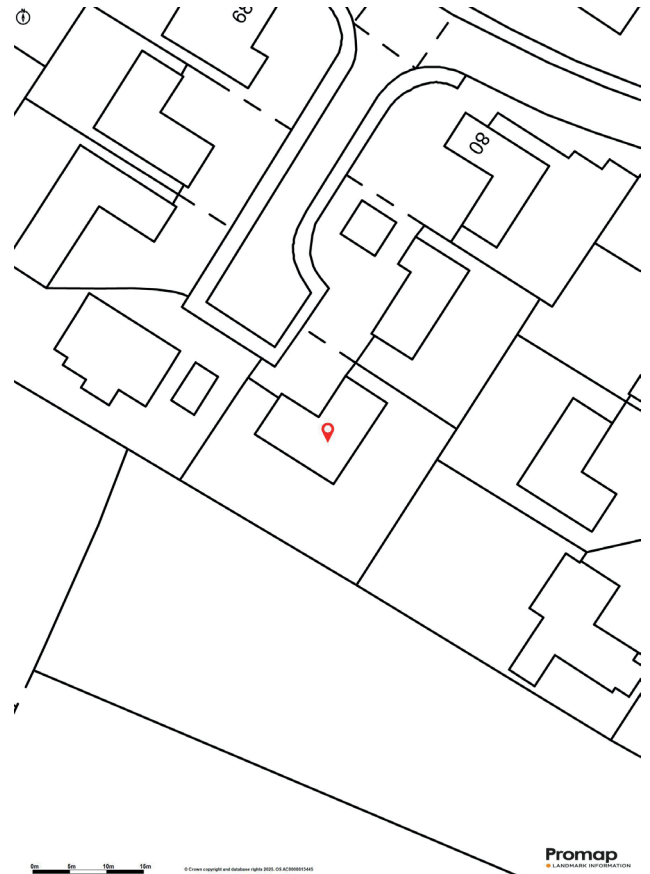
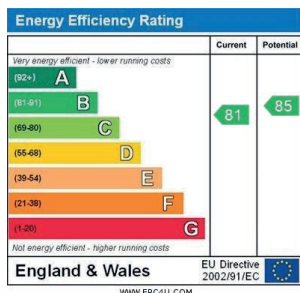
Total Area: 204.0 m² ... 2196 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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A driveway provides ample parking and leads to the integral double garage. The property stands on a generous corner plot with attractive lawned gardens to the rear, enjoying a private and open aspect with far-reaching countryside views. The garden features various seating areas, a pond, and a further orchard garden to the side with fruit trees and a greenhouse.

All mains services connected.

Freehold

Council Tax Band - G



Harrogate

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