



VERITY
FREARSON

108 WALTON PARK, PANNAL, HARROGATE, HG3 1RJ

PRICE GUIDE £1,150,000

108 WALTON PARK,

Pannal, Harrogate, HG3 1RJ

Spacious and beautifully presented five bedroom detached home enjoying an enviable position overlooking the surrounding countryside and special landscape area of Crimple Valley, situated on the edge of the desirable village of Pannal.

This excellent family home offers high-quality, flexible accommodation. On the ground floor the hallway leads to a stunning living kitchen with high quality fitted units and appliances and enjoys easy access to the large patio and garden to the rear. The hallway leads to a reading room enjoying extended views to the front, which can be made open plan via double doors leading to a further living room to create a large entertaining space. Upstairs are 4 double bedrooms, three include integrated wardrobes, two have en-suites with the principal bedroom enjoying extended views to the front over open countryside. On the lower ground floor is a further bedroom currently being used as a cinema room. The property enjoys a generous plot, with a large driveway providing off road parking for up to 5 cars with further access to a double garage.

This is a rare opportunity to acquire a modernised, spacious house to the south side of Harrogate with superb vistas, with the advantage of being within easy walking distance of local rail and bus services and being ideally positioned for commuting to Yorkshire's principal business districts.



3 Reception Rooms · Living Kitchen · Utility Room · Cloakroom

Lower-Ground-Floor Cinema Room / Bedroom 5

4 Bedrooms · 2 En-Suites · House Bathroom

Off-Road Parking · Double Garage · Lawned Gardens To Front And Rear







ACCOMMODATION

In brief, the well-appointed accommodation comprises -

GROUND FLOOR RECEPTION HALL

With tiled floor. Under-stairs cupboard and doors leading to the principal rooms.

CLOAKROOM

LIVING / FAMILY ROOM

With log-effect gas fire and bay window with sliding doors leading to the rear garden. Double doors open to -

SITTING ROOM

An attractive reception room with tiled floor and double doors leading to a Juliet balcony, with stunning views.

STUDY

With window to rear.

LIVING KITCHEN

A particular feature of the house is the generous living kitchen incorporating good-sized kitchen, dining and sitting areas with vaulted ceiling, tiled floors and double doors leading out to the rear garden. The kitchen incorporates an extensive range of framed wall and base units, granite work surfaces, built-in appliances and central island with wine cooler. Intergrated fridge/freezer plus additional fridge and separate freezer.

UTILITY ROOM

With entrance door to side.

LOWER GROUND FLOOR MEDIA ROOM /

CINEMA ROOM / BEDROOM 5

A good-sized room offering excellent versatility.

FIRST FLOOR LANDING

FOUR GOOD-SIZED BEDROOMS MASTER BEDROOM

Double bedroom benefitting from integrated wardrobes, with Juliet Balcony and extended views to the front over open countryside. En-suite shower room.

BEDROOM TWO

Double bedroom, with integrated wardrobes and en-suite shower room.

BEDROOM THREE

Double bedroom, with integrated wardrobes and window to the rear.

BEDROOM FOUR

A further double bedroom, with window to the rear.

HOUSE BATHROOM

FLOOR PLAN



Total Area: 262.4 m² ... 2825 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

Driveway provides off-road parking and leads to a double garage. Lawned gardens to front and rear.

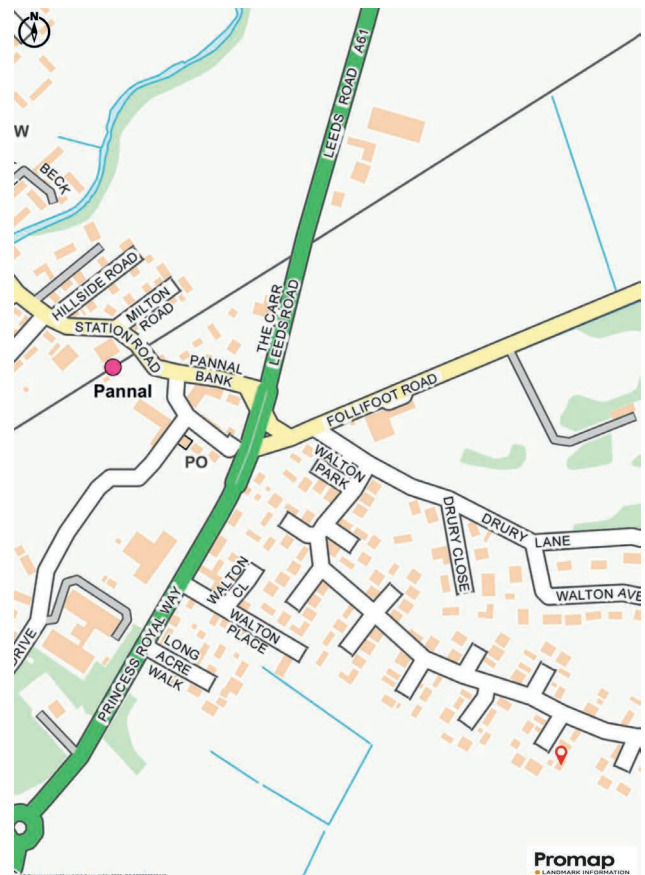
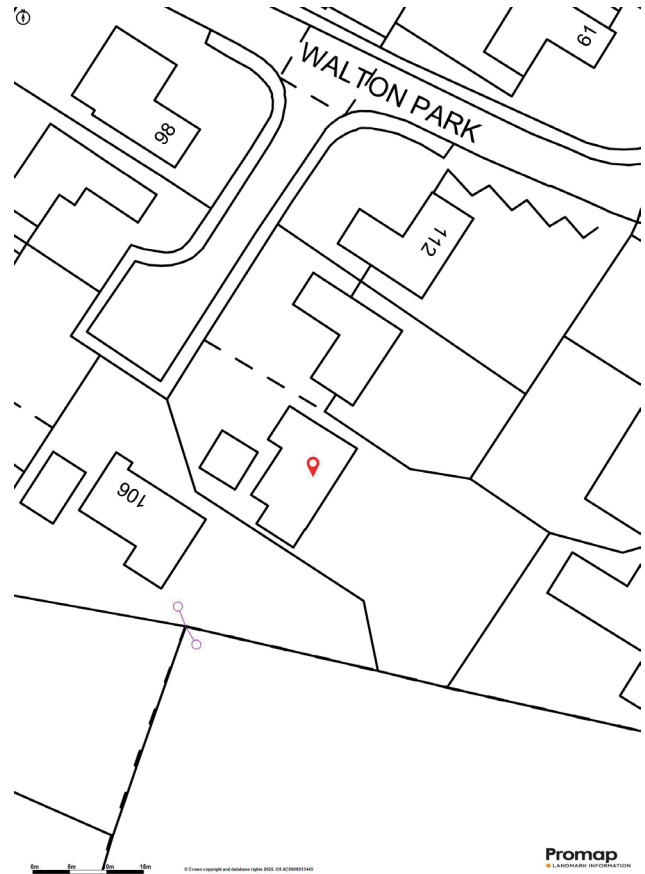
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfrearson.co.uk