



VERITY  
FREARSON

83 WALTON PARK, PANNAL, HARROGATE, HG3 1RJ

OFFERS OVER £850,000



# 83 WALTON PARK,

*Pannal, Harrogate, HG3 1RJ*

**An exceptional and truly individual detached bungalow situated in an attractive position on Walton Park, to the south side of Harrogate. This superb home has undergone a significant and considered programme of work to now reveal very stylish and generous living accommodation.**

Walton Park is surrounded by open countryside and forms part of the ever-popular village of Pannal, within walking distance of the railway station and well placed for daily commuting to Yorkshire's principal business districts.

The bespoke, architect-led design has created a one-off property and an internal viewing is essential to appreciate the quality and sized of this beautiful bungalow. Offered for sale with no onward chain.



Sitting Room · Open-Plan Dining Kitchen

4 Bedrooms · En-Suite Shower Room · 2 Luxury Bathrooms

Off-Road Parking · Double Garage · Landscaped Gardens To Front, Side And Rear













## ACCOMMODATION

The well-appointed, contemporary accommodation comprises -

A reception hall which opens to a splendid open-plan sitting area with wood flooring, log burner and sliding doors leading to the rear gardens.

The sitting room leads to a stunning dining kitchen with vaulted ceiling, central island with seating, a range of wall and base units and fitted appliances.

There are four double bedrooms, an en-suite shower room and two luxury house bathrooms.



# FLOOR PLAN



Heat-Loss Perimeter: 84.9m ... 278ft

Total Area: 229.1 m<sup>2</sup> ... 2466 ft<sup>2</sup>

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 leads to a double garage with twin electrically-operated doors.

A particular feature of the property is the landscaped gardens to the front, side and rear. The private rear garden is fully enclosed with seating areas and mature planting.

## Agent's Notes

The property has been carefully designed, being environmentally conscious with an air-source heat pump and solar panels. The property also features the latest heating and lighting technology.

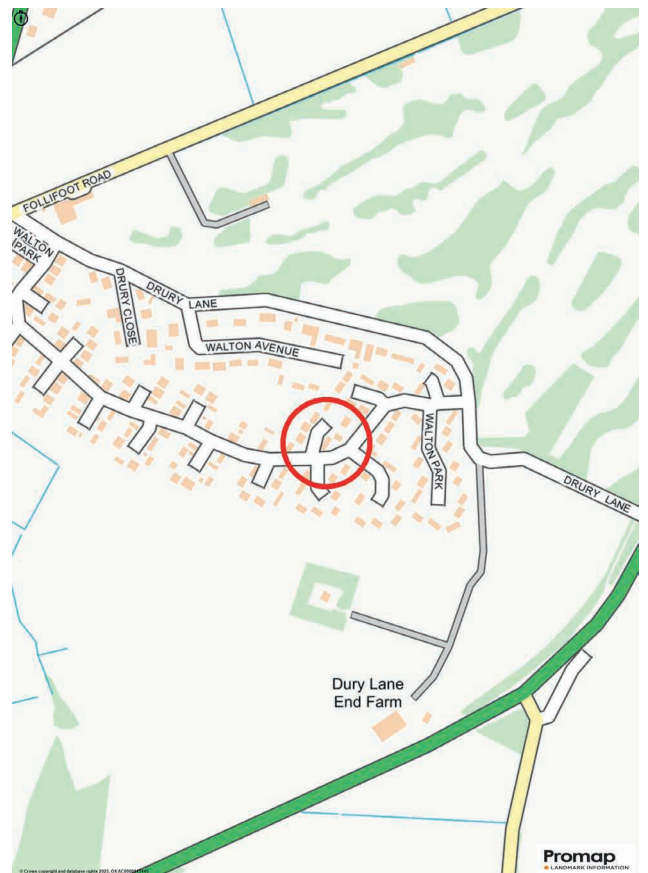
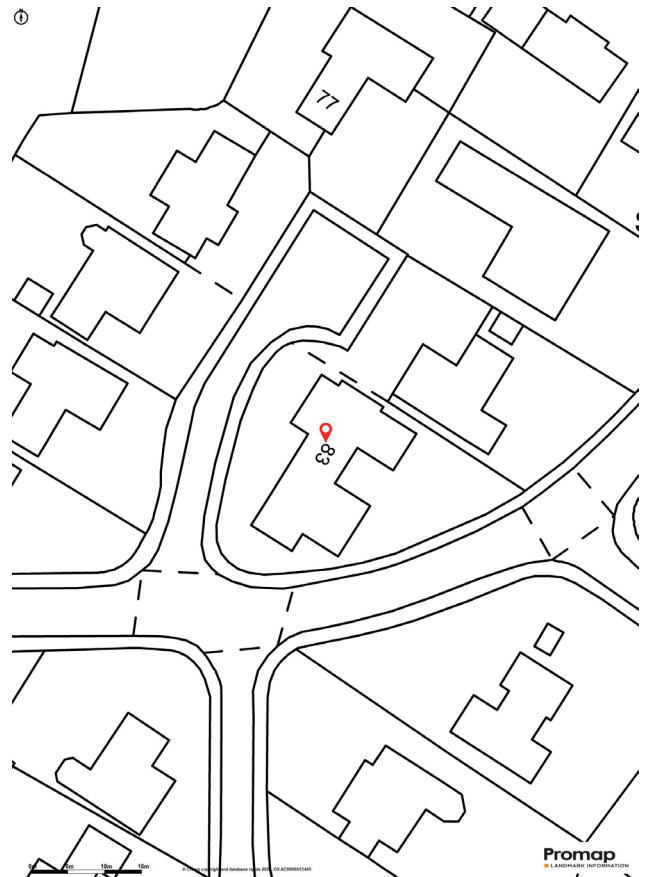
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - F



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92+)                                     |         |           |
| B (81-91)                                   |         |           |
| C (69-80)                                   | 78      | 78        |
| 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                               |         |           |

Harrogate

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