



VERITY
FREARSON

46 SMITHY CLOSE, PANNAL, HG3 1GA

GUIDE PRICE £625,000

46 SMITHY CLOSE,

Pannal, HG3 1GA

A beautifully presented four-bedroom detached house located within a highly sought-after modern development in the south-side village of Pannal.

This contemporary home offers all the advantages of a nearly new build, including extended building warranties and energy-efficient features. The spacious accommodation comprises: an inviting entrance hall, a generous living room, a stylish modern dining kitchen with utility area, a snug/study space, and a downstairs WC.

To the first floor are four well-proportioned bedrooms, including a master bedroom with en-suite shower room, along with a modern family bathroom. Outside, the property benefits from a driveway providing off-street parking leading to a garage. To the rear is an enclosed garden, mainly laid to lawn with a paved seating area.

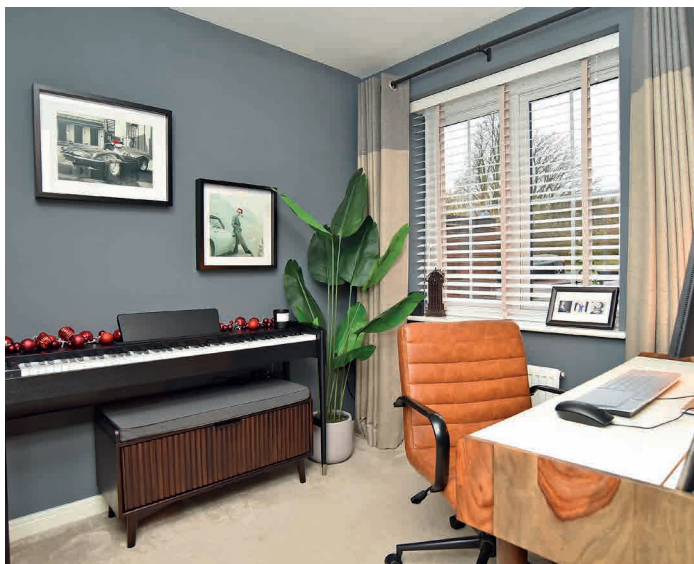


Living Room · Snug/Study · Kitchen Diner/Family Room · Utility

4 Bedrooms · En-Suite Shower Room · Family Bathroom

Off-Road Parking · Garage · Garden







ACCOMMODATION

GROUND FLOOR

Entrance hall, leading to:

LIVING ROOM

A large living room with bay window to the front.

SNUG/STUDY

A convenient work space or snug area with window to the front.

KITCHEN DINER/FAMILY ROOM

A modern kitchen suite comprising electric hob with extractor fan above, fitted electric oven and microwave and a fitted dishwasher, window and patio doors to the rear.

UTILITY

A small room off the kitchen housing the boiler and space for a washing machine. Door to the side of the property.

FIRST FLOOR

BEDROOM 1

Good sized bedroom with windows to front, fitted wardrobes

EN-SUITE SHOWER ROOM

Shower enclosure. Low flush wc and wall mounted wash basin.

BEDROOM 2

Another good sized bedroom with window to the front.

BEDROOM 3

Another generous bedroom with window to the rear.

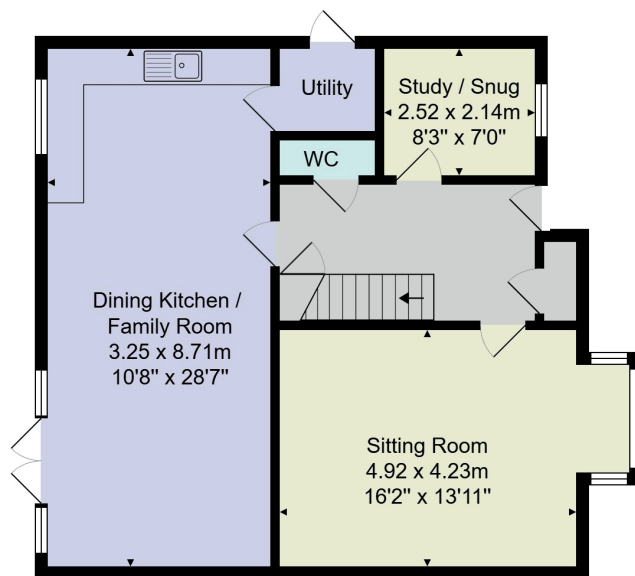
BEDROOM 4

A good sized bedroom with window to the rear.

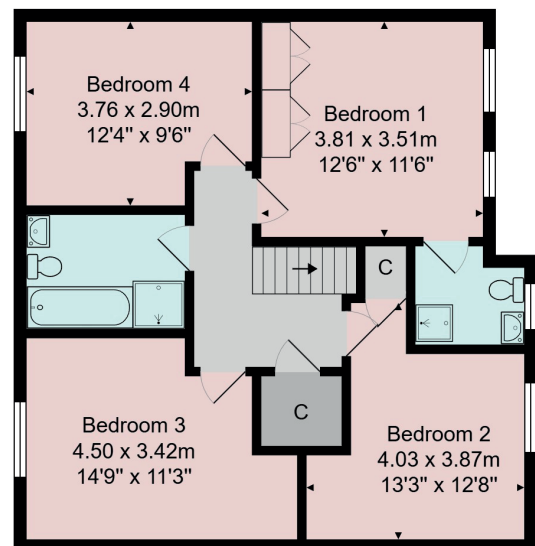
FAMILY BATHROOM

A white suite comprising bath, shower, wash basin, W/C and heated towel rail, window to the rear.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 148.7 m² ... 1600 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 driveway to the side provides off street parking and leads to a garage. To the rear a private and enclosed garden with shaped lawn and a paved seating area.

Location

Smithy Close forms part of a recent development in the desirable village of Pannal on the south side of Harrogate. Pannal offers a range of amenities within walking distance, including local shops, a railway station, a highly regarded primary school, and regular bus services to Harrogate, Leeds, and Ripon.

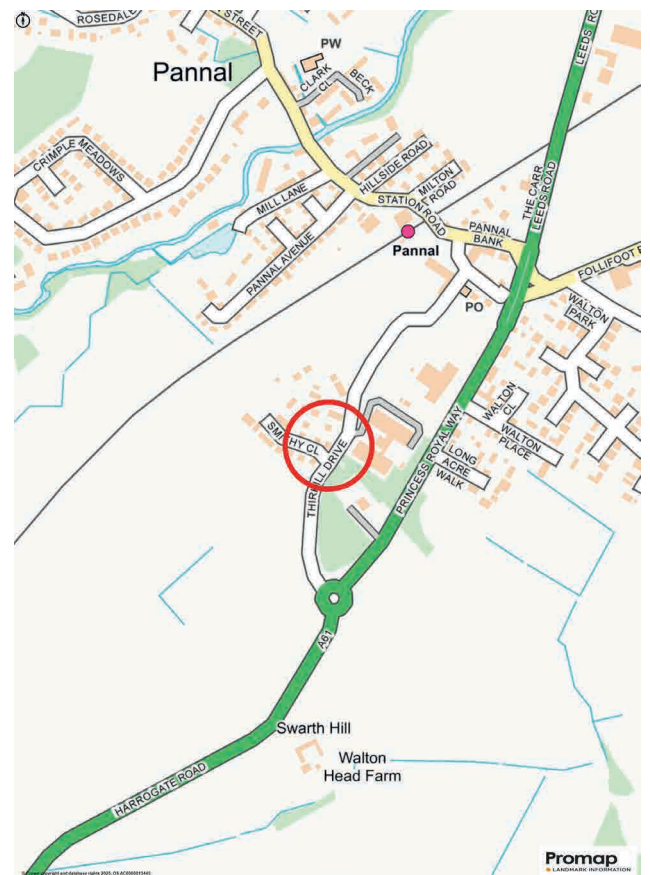
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		94
B (81-91)	86	
C (69-80)		
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		

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