



VERITY
FREARSON

52 PANNAL ASH GROVE, HARROGATE, HG2 0HZ

OFFERS OVER £575,000

52 PANNAL ASH GROVE,

Harrogate, HG2 0HZ

A superb three-bedroom semi-detached house with an attractive garden, extended living accommodation and en-suite bathroom, enjoying a fashionable position to the south side of Harrogate, well placed close to excellent schools.

The property offers generous and well-maintained accommodation, with a driveway. The property benefits from gas central heating and uPVC double glazing and offers spacious accommodation and includes a large entrance hall, three reception rooms, kitchen and downstairs WC / utility, together with three good-sized bedrooms and modern bathroom.

A particular feature is the attractive rear garden which has mature, well-stocked borders and paved sitting area. An internal inspection is recommended to appreciate this excellent property.



Sitting Room · Dining Room · Kitchen · Family Room · Cloakroom/Utility

3 Bedrooms · En-Suite · Shower Room

Off-Road Parking · Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

SITTING ROOM

Spacious reception room with window overlooking the garden and fireplace with living-flame gas fire.

DINING ROOM

A further reception room with bay window.

KITCHEN

With a range of quality fitted units with gas hob, integrated double oven and integrated dishwasher.

FAMILY ROOM

A further reception room with vaulted ceiling, skylight window and additional window overlooking the garden.

Cloakroom / Utility

With WC and washbasin, and space and plumbing for concealed washing machine and tumble dryer.

FIRST FLOOR

BEDROOM 1

A double bedroom with bay window.

EN-SUITE SHOWER ROOM

With WC, washbasin, and bath with shower above.

BEDROOM 2

A double bedroom with window to the rear. Dressing area with fitted wardrobes.

BEDROOM 3

A further bedroom.

SHOWER ROOM

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

FLOOR PLAN



Total Area: 151.6 m² ... 1632 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 drive provides parking. To the rear of the property there is a good- sized garden with lawn and paved sitting areas. Garden shed (bar!).

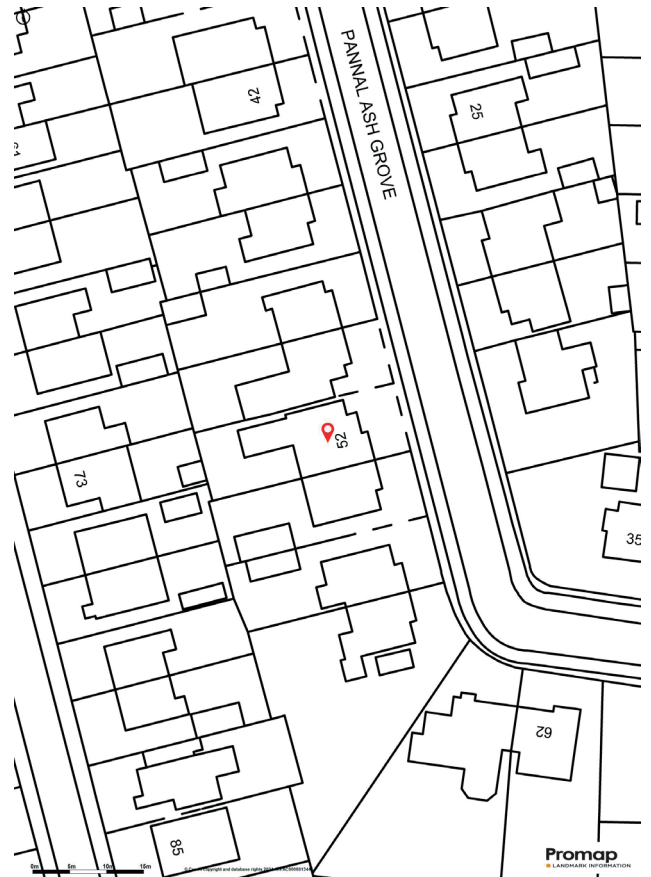
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - D



Harrogate

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