



## Smithy Close, Harrogate. HG3 1GA

A truly stunning modern four double bedroom end townhouse, built in 2020, with generous and flexible living space arranged over three floors. With the most amazing elevated views to the rear, over countryside and woodland, the property is situated in a highly sought after location to the south of Harrogate, offering access to the wide ranging local amenities to include Pannal railway station, shops, junior school and Pannal golf club.

The accommodation is presented to a very high standard throughout and comprises: Entrance hallway with access to the large integral single garage, bedroom four/home office/playroom with double doors opening to the rear garden, shower room and utility room. The first floor landing serves a spacious lounge with open views to the rear, a modern open plan stylish kitchen, dining area and snug with two sets of French doors opening to a balcony. The second floor landing serves three further double bedrooms, bedroom one with en-suite shower room and a modern house bathroom.

To the outside, a double width driveway provides off road parking and leads to a large single integral garage. Side gated access opens to an attractive enclosed rear garden, ideal for entertaining, with three separate seating areas, pergola and fire stove.

To fully appreciate the accommodation on offer and the convenience of the location, an early viewing comes highly recommended.

**Guide Price £530,000**



**Council Tax: G**



# Smithy Close, Harrogate, HG3 1GA

## DESCRIPTION

### Entrance Hall

Access via composite entrance door, radiator, stairs to first floor, under stairs storage cupboard, access to garage, doors to:

### Bedroom Four / Office

15'1" x 9'6"  
UPVC double glazed French doors to rear garden, radiator.

### Utility

8'7" x 6'11"  
Base unit with working surfaces over with inset stainless steel sink unit and mixer tap, plumbing and space for washing machine, space for tumble dryer, wall mounted boiler, radiator, composite glazed door to rear.

### Shower Room

Modern white suite comprising shower cubicle with mains shower over and glazed screen, low level WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls.

### First Floor Landing

Stairs to second floor, doors to:

### Lounge

16'9" x 11'11"  
Two UPVC double glazed windows to rear elevation, radiator, TV point.

### Kitchen Dining Room

16'10" x 11'11"  
Quality modern range of wall and base mounted units with Quartz working surfaces over with inset gas hob and extractor hood over, double built in oven, integrated fridge freezer. Central island with inset stainless steel sink and mixer tap, integrated dishwasher. Two sets of UPVC double glazed French doors leading to balcony, radiator, inset ceiling spot lights, opens to:

### Snug

11'1" x 9'7"  
Inset ceiling spot lights, radiator.

### Second Floor Landing

Loft access, radiator, two airing cupboards, doors to:

### Bedroom One

13'5" x 11'5"  
UPVC double glazed window to rear elevation, radiator, fitted wardrobe, door to:

### Ensuite

Modern white suite comprising shower cubicle with mains shower over, low level WC, wash hand basin, chrome heated towel rail, part tiled walls, UPVC double glazed window to rear elevation.

### Bedroom Two

15'3" x 8'5"  
UPVC double glazed window to front elevation, radiator, fitted wardrobe.

### Bedroom Three

12'0" x 8'1"  
UPVC double glazed window to front elevation, radiator, fitted wardrobe.

### Bathroom

Modern white suite comprising panel bath with shower attachment over, low level WC, wash hand basin, part tiled walls, tiled floor, chrome heated towel rail, inset ceiling spot lights.

### Garage

20'4" x 9'8"  
Power and light laid on.

### EPC

Environmental impact as this property produces 2.3 tonnes of CO2.

### Material Information - Harrogate

Tenure Type; Freehold  
Council Tax Banding; G

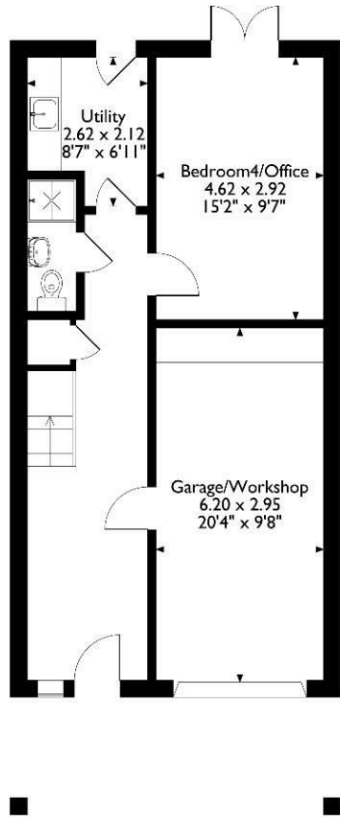




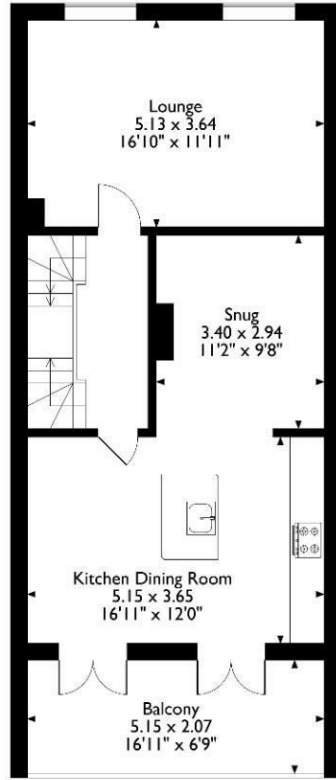




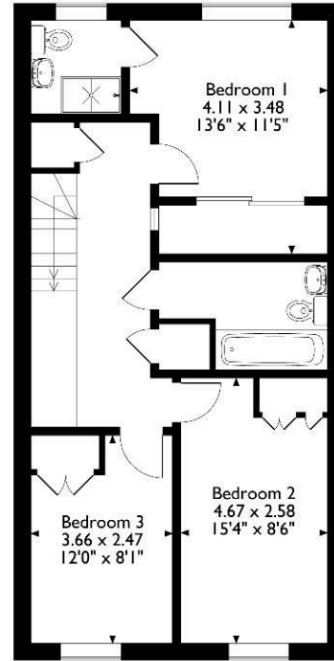
21 Smithy Close, Pannal, Harrogate  
 Approximate Gross Internal Area  
 171 Sq M/1842 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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