



VERITY
FREARSON

2 ROSEDALE, PANNAL, HARROGATE, HG3 1LB

GUIDE PRICE £820,000

2 ROSEDALE,

Pannal, Harrogate, HG3 1LB

A superb four-bedroom family home situated on an attractive corner plot in the heart of this fashionable village to the south side of Harrogate.

This most individual stone-built house offers characterful and deceptively generous accommodation, and an internal viewing is essential to appreciate the overall scale and style of this delightful home.

The property enjoys a prime position to the south side of Harrogate, very conveniently located just a five-minute drive from Harrogate town centre and is well placed for daily commuting to Yorkshire's principal business districts. The village of Pannal is well served by excellent local amenities, which include a sought-after primary school, shop, railway station and a regular bus service to Harrogate and Leeds.

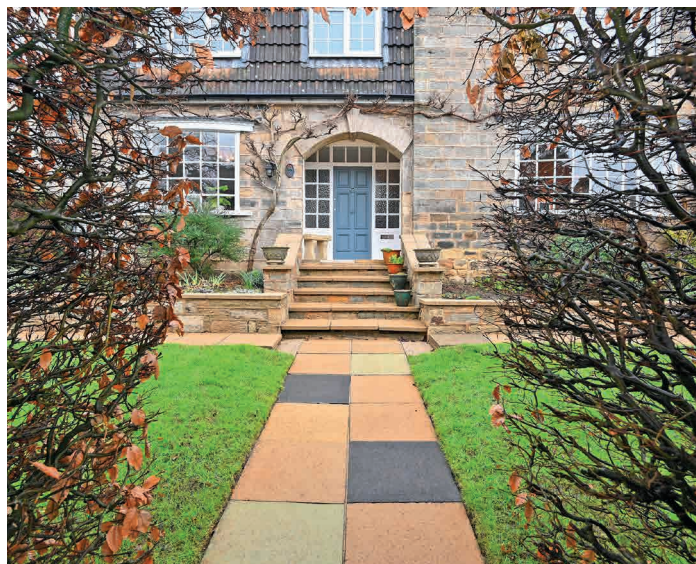


2 Reception Rooms · Breakfast Kitchen · Office · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Lawned Gardens To Three Sides







ACCOMMODATION

GROUND FLOOR ENTRANCE HALL

With under-stairs cupboard.

CLOAKROOM

With WC

LOUNGE

A good-sized reception room with bay window, log burner and beamed ceiling.

DINING ROOM / FAMILY ROOM

With windows to front and side.

SEPARATE HOME OFFICE

BREAKFAST KITCHEN

Having a range of wall and base units, built-in table, breakfast bar, black granite work surfaces and integrated appliances.

UTILITY ROOM

With side door leading to the rear garden plus door into garage.

FIRST FLOOR LANDING

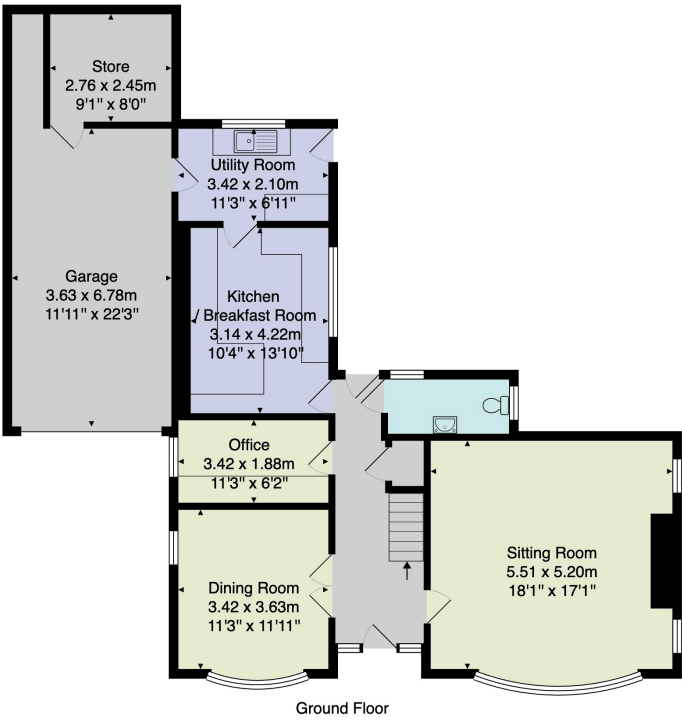
GENEROUS MASTER BEDROOM

With modern en-suite shower room.

THREE FURTHER BEDROOMS

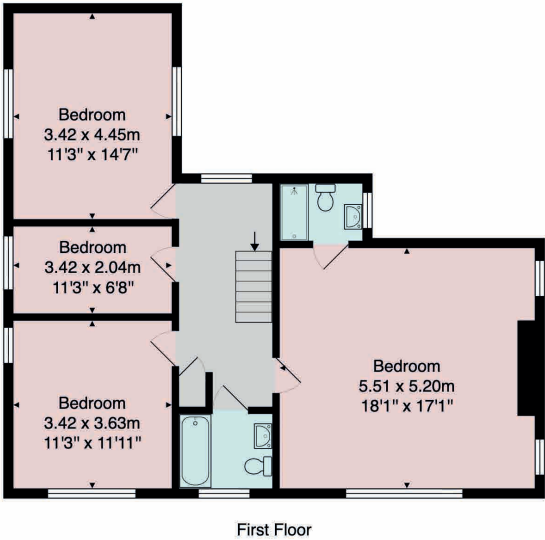
STYLISH HOUSE BATHROOM

FLOOR PLAN



Total Area: 205.3 m² ... 2210 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 leads to a good-sized garage. Mature gardens to front, side and rear. The rear garden incorporates a paved sitting area and shaped lawn

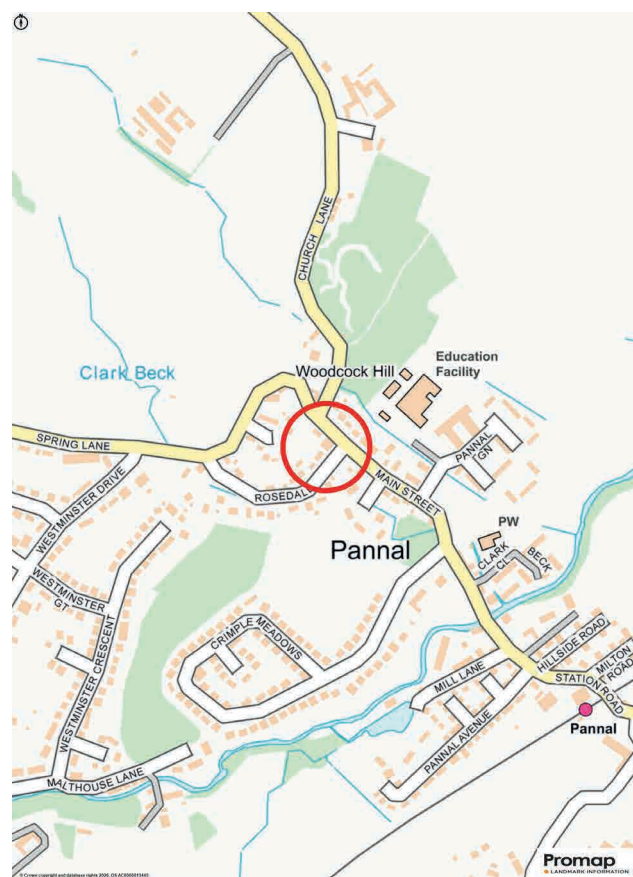
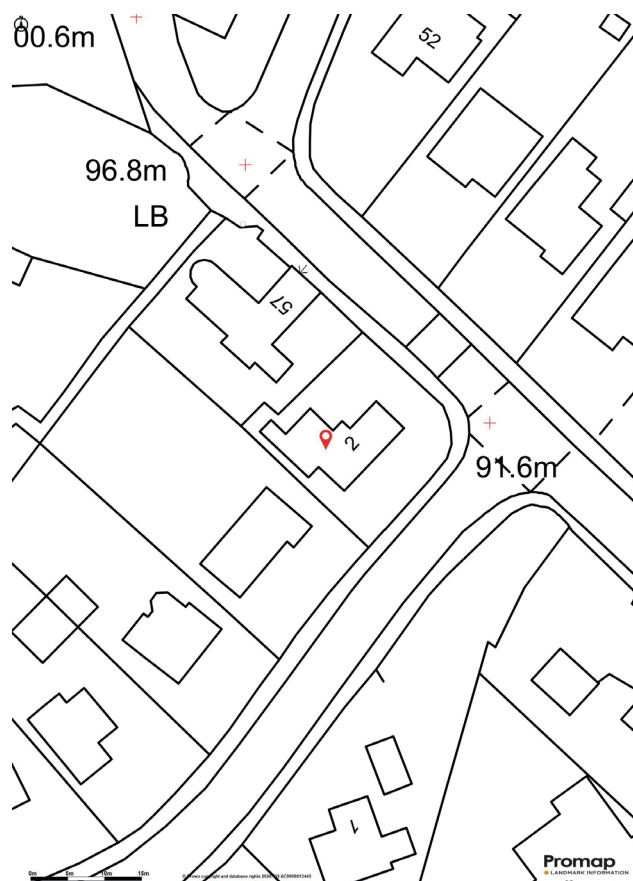
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		

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