



8 Pannal Ash Close, Harrogate

£415,000

**VERITY
FREARSON**

**YOUR AWARD
WINNING AGENT**
#DARINGTOBEDIFFERENT



A spacious and well-presented three-bedroom semi-detached house with driveway parking and a garden office, situated in a quiet yet highly convenient position on the south side of Harrogate.

This excellent home offers generous and flexible living space with a spacious sitting room, modern dining kitchen and downstairs WC. Upstairs there are three good-sized bedrooms and a contemporary bathroom. Externally, the property benefits from driveway parking, an attractive rear garden, and a converted garage providing an insulated garden room, ideal as a home office or gym.

Pannal Ash Close is a quiet cul-de-sac just off Pannal Ash Road, well placed for sought-after primary and secondary schools, excellent local amenities and within walking distance of the Stray and Harrogate town centre.

OUTSIDE

A driveway provides parking and leads to a single garage which has been converted to provide a fully insulated garden room, ideal as a home office or gym, together with a useful store. There is additional storage space above the garage accessed via a fixed ladder.

To the rear of the property there is an attractive paved garden with planted borders, providing an excellent outdoor sitting and entertaining area.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



SITTING ROOM

A spacious reception room with bay window to front and attractive fireplace with living flame gas fire.

DINING KITCHEN

A well-proportioned kitchen and dining area with glazed doors leading to the garden. The kitchen comprises a range of fitted wall and base units with gas hob, double oven and space and plumbing for appliances.

CLOAKROOM

With WC and basin.

FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms on the first floor.

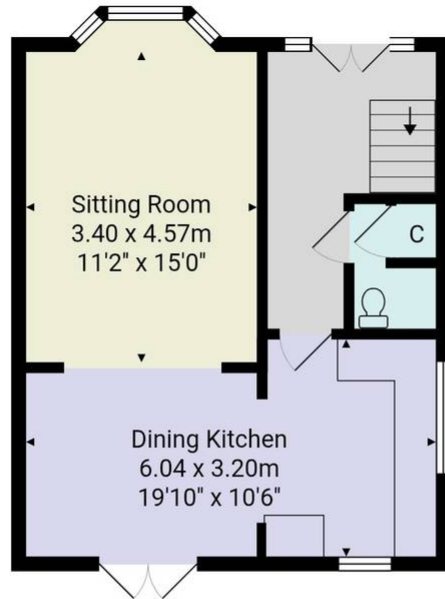
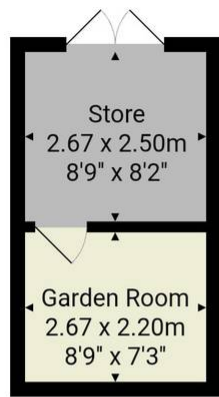
BATHROOM

A modern white suite comprising WC, twin basins and shower.

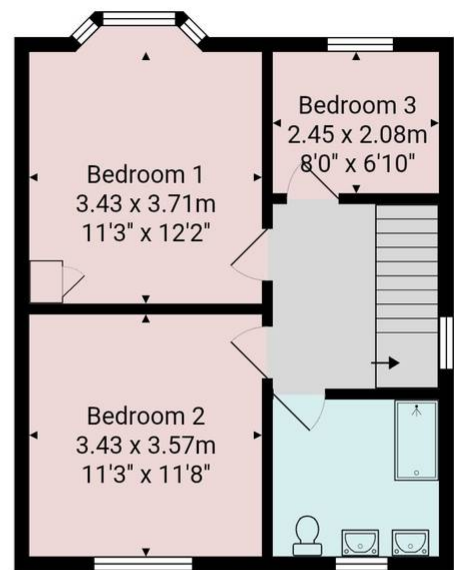
LOFT

A pull-down ladder provides access to a large, part-boarded loft providing useful storage space, with the potential to convert the loft space into an additional en-suite room subject to the usual planning.





Ground Floor



First Floor

Total Area: 91.1 m² ... 980 ft² (excluding store, garden room)

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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.