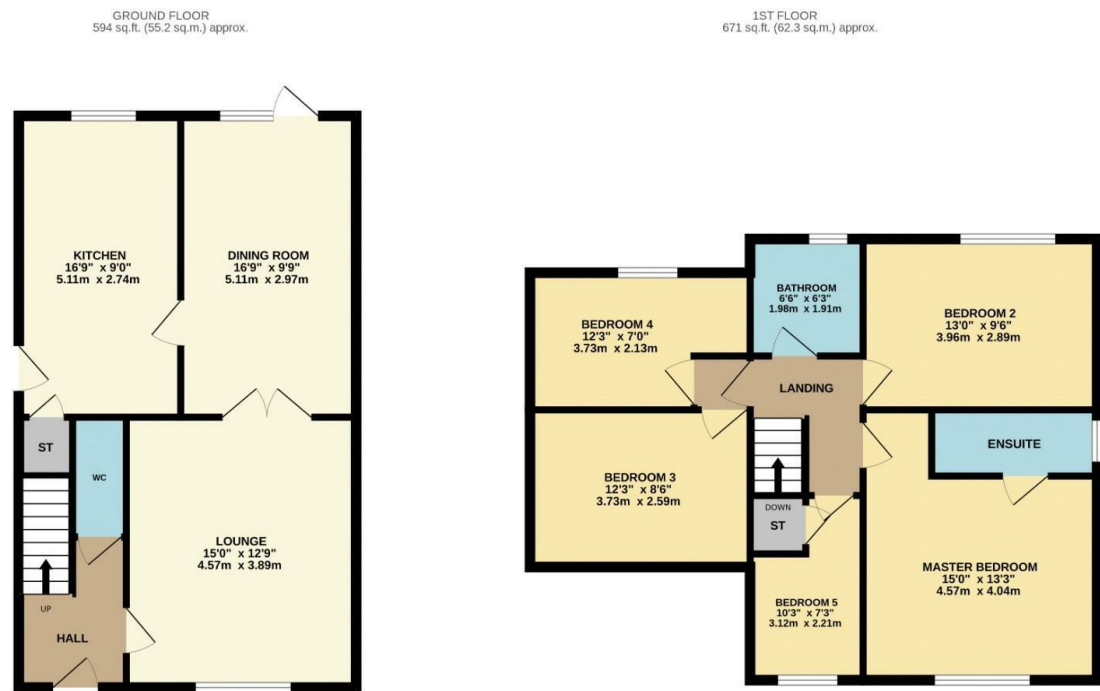
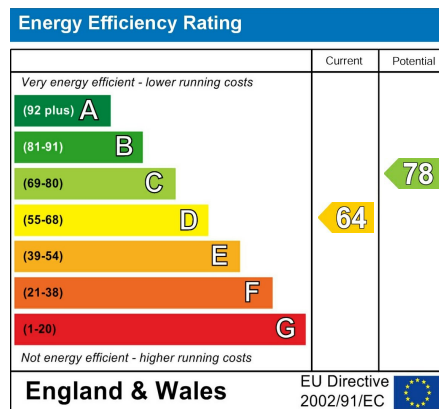


Floor Plan



TOTAL FLOOR AREA: 1264 sq.ft. (117.4 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed out of Harrogate on Leeds Road A61 continuing down the hill passing Weetons Food Hall. Continue through the lights and just after the BMW garage, turn left into Long Acre Walk, continue up to the top of the cul de sac where the property is found on your left hand side.

Council Tax Band E Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£499,999

1 Long Acre Walk, Pannal, Harrogate, HG3 1RG

4 Bedroom House - Detached

A well presented and spacious five bed roomed detached family home benefitting from a superb location in the ever popular village of Pannal with a wide range of amenities close by and regular transport options available. NO ONWARD CHAIN.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

With gas fired central heating and UPVC double glazing the living accommodation comprises; entrance hall with downstairs w/c, spacious lounge with feature fireplace and double doors leading into the dining room. The good sized breakfast kitchen with plumbing for a washing machine and dishwasher, gas hob, single oven, space for a dining table and a side access door to the outside.

On the first floor the landing leads to the master bedroom with ensuite shower room with walk in shower, w/c and hand basin. There are two further great sized double bedrooms and two further good sized bedrooms with a house bathroom with shower over the bath, w/c, hand basin and centrally heated towel rail.

Outside

Outside to the front of the property is a driveway offering off street parking for multiple vehicles and leads to the single garage which measures 16'9 x 8'3. There is a covered pathway between the house and the garage which leads to the rear garden where there are well stocked flower beds, lawn, patio area which is accessed from the dining room and creating a great entertaining area.

Surrounding Area

The popular village of Pannal is located just 2.5 miles south of the centre of Harrogate, in the picturesque Crimple valley, close to the landmark viaduct. Within a short walking distance of Drury Close, there is a village shop/Post Office, train station, and Co-op supermarket. A drive into Harrogate passes Weeton's Food Hall and Café, Marks & Spencer's Food Hall, and shops catering for most daily needs on the Leeds Road parade of shops. Harrogate itself offers the beautiful open spaces of the 200 acre Stray, along with the famous Valley Gardens, and a multitude of cafes, bars and restaurants. Transport links direct from Pannal are superb, with road links to the A1/M1, regular buses at the end of the road to Leeds, Harrogate, Ripon and Leeds/Bradford airport, and rail connections from Pannal Station to Harrogate, Leeds, York, London and Edinburgh.

