



VERITY  
FREARSON

16 HILLSIDE ROAD, PANNAL, HG3 1JP

PRICE GUIDE £650,000

# 16 HILLSIDE ROAD,

*Pannal, HG3 1JP*

**A fantastic opportunity to purchase a stunning newly renovated four bedroomed detached property with garage and attractive gardens in this quiet cul-de-sac position overlooking the adjoining sports fields and Crimple Valley.**

The super property has been newly refurbished and extended to an incredibly high standard and now offers spacious and flexible living accommodation. On the ground floor there is an impressive open plan living area and kitchen with windows and glazed doors overlooking the garden together with a separate good sized sitting room which also has large windows and glazed doors leading to the garden. There is also a downstairs WC and cloakroom together with four good size double bedrooms on the first floor, two of which have ensuite shower rooms, and a modern house bathroom. The property has the advantage of double glazing throughout together with a modern central heating system and underfloor heating in part of the ground floor and in the bathrooms. This superb home is situated in a delightful position at the end of a quiet cul-de-sac, overlooking the adjoining sports fields and Crimple Valley. Pannal is well served by excellent local amenities including primary school, shops and railway station and it's just a short distance from Harrogate town centre.













## ACCOMMODATION

### Reception Hallway

A spacious reception hall, tiled flooring with under floor heating, window to side and under stairs cupboard.

### Cloakroom

Modern white WC, basin set within vanity unit, window to side and tiled wall and floor.

### Sitting Room

A stunning, spacious reception room with windows to 3 sides and glazed doors overlooking the garden and skylight windows.

### Living Kitchen and Dining Room

A large open plan living area and kitchen with windows and glazed doors overlooking the garden together with skylight windows. There is a spacious living area with ample room for sitting and dining space with tiled flooring with under floor heating. The kitchen comprises a range of stylish fitted wall and base units with island and breakfast

bar. Integrated appliances including induction hob with extractor hood above, double oven and grill and microwave. Space for a fridge/freezer and integrated dishwasher.

### Utility Room

With fitted base units and worktop and sink. Plumbing for washing machine.

### First Floor

#### Bedroom 1

A double bedroom with window and glazed doors leading to a Juliet balcony with attractive outlook over the surrounding sports fields. Skylight windows. Large walk-in dressing room with fitted clothes hanging and shelving.

#### Ensuite

A modern white suite with WC, basin set within a vanity unit and large walk-in shower. Fully tiled walls and floor. Heated towel rail. Window to side. Underfloor heating.

#### Bedroom 2

A double bedroom with window to front.

#### Ensuite

A modern white suite with WC, basin and shower. Window to side. Heated towel rail. Fully tiled walls and floor with underfloor heating.

#### Bedroom 3

A double bedroom with window to rear.

#### Bedroom 4

A further double bedroom with window to rear.

#### Bathroom

A modern white suite with WC, basin set within a vanity unit, large walk-in shower and bath. Fully tiled walls and floor with underfloor heating. Heated towel rail. Window to side.



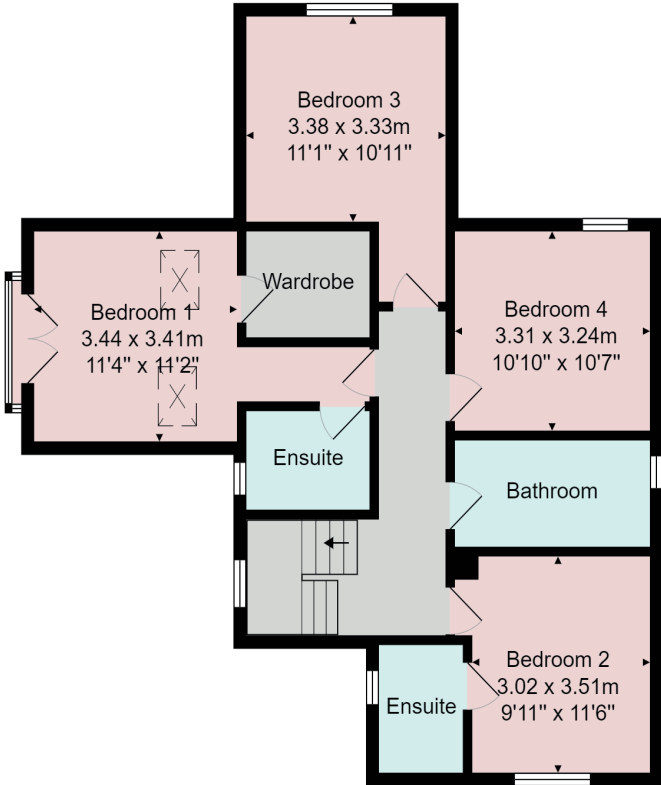
# FLOOR PLAN



Ground Floor

Total Area: 186.7 m<sup>2</sup> ... 2009 ft<sup>2</sup>

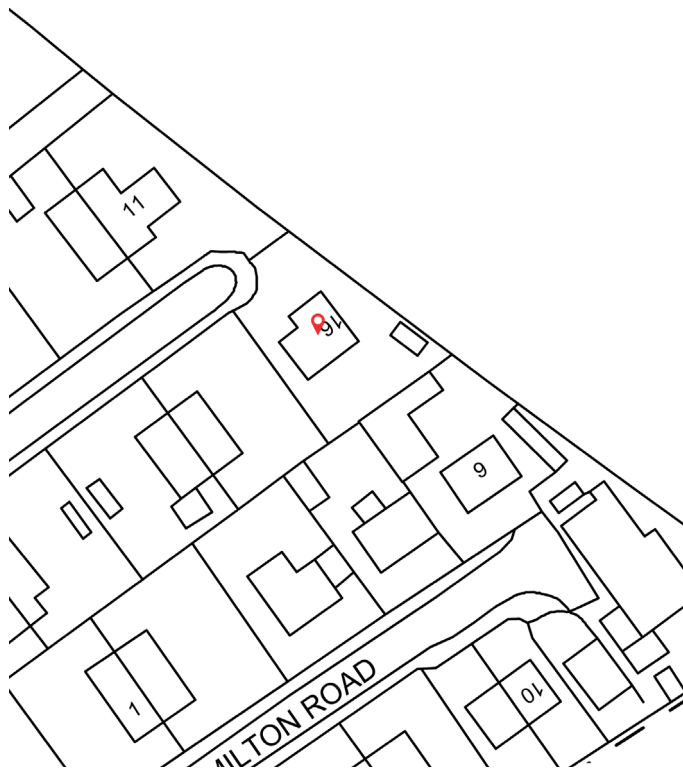
All measurements are approximate and for display purposes only.



First Floor

### Outside

The driveway provides off-road parking to the front of the property and leads to a detached single garage which has potential to be converted to a home office if required. The property has attractive gardens surrounding the property with artificial grass and paved sitting areas together with built in outdoor kitchen and barbecue area.



### Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

[sales@verityfearson.co.uk](mailto:sales@verityfearson.co.uk)  
[verityfearson.co.uk](http://verityfearson.co.uk)





VERITY  
FREARSON

[verityfearson.co.uk](http://verityfearson.co.uk)