



VERITY  
FREARSON

47 WALTON PARK, PANNAL, HARROGATE, HG3 1EJ

GUIDE PRICE £625,000

# 47 WALTON PARK,

*Pannal, Harrogate, HG3 1EJ*

**A fantastic opportunity to purchase a spacious and beautifully presented four-bedroom detached property occupying a generous plot and situated on this popular development in Pannal. Potential to extend. Property extends to 1949 sqft (including garage).**

This impressive property has been modernised and updated to a high standard by the current owners and provides spacious accommodation comprising a stunning open-plan kitchen and dining area, together with separate sitting room, study area, utility and downstairs WC. Upstairs, there are four good-sized bedrooms, together with a modern house bathroom and en-suite shower room. Sky TV dish included and available in most rooms. The property occupies a generous plot and has an attractive lawned garden to the rear together with car parking for 3 cars on the drive and 2 in the garage and an access door for the rear garden.

The property has the benefit of double glazing and gas central heating and is situated on the southern fringes of Harrogate and close to amenities including shops, railway station and golf club as well as open countryside.



Sitting Room · Study Area · Dining Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Double Garage · Attractive Lawned Garden To Rear







## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

A spacious reception hall with fitted cupboards.

#### CLOAKROOM

With WC and washbasin. Tiled walls and floor, skylight window and heated towel rail.

#### DINING KITCHEN

A stunning open-plan kitchen and dining area with tiled floor and windows to rear and glazed doors leading to garden. The kitchen comprises a range of modern wall and base units with granite worktop and breakfast bar. Gas hob, integrated double oven, warming drawer, fridge/freezer, dishwasher and integrated microwave. TV on wall.

#### UTILITY ROOM

Fitted units, sink and space and plumbing for a washing machine and tumble dryer. Window and door to side.

#### SITTING ROOM

A spacious reception room with bay window to rear overlooking the garden with glazed doors. Fireplace with living-flame gas fire and open plan to

#### STUDY AREA

Which provides a useful workspace or snug with a window to front.

### FIRST FLOOR

#### BEDROOM 1

A double bedroom with window to rear with attractive long distance views. Fitted wardrobes.

#### EN-SUITE SHOWER ROOM

A modern white suite with WC, basin set within a vanity unit and large walk-in shower. Tiled walls and floor, heated towel rail and window to front.

#### BEDROOM 2

A double bedroom with window to rear and fitted wardrobes.

#### BEDROOM 3

A double bedroom with window to rear and fitted cupboard.

#### BEDROOM 4

A further bedroom with window to front and fitted wardrobe.

#### BATHROOM

A modern white suite with WC, basin set within vanity unit and bath with shower above. Tiled walls and floor, window to front and heated towel rail.

# FLOOR PLAN



Total Area: 149.6 m<sup>2</sup> ... 1611 ft<sup>2</sup> (excluding garage)

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 block-paved drive to the front provides ample off-road parking and leads to the double garage which has an electric door, light, power and water tap. The property occupies a generous plot with an attractive rear lawned garden with patios and a further lawned garden to the front.

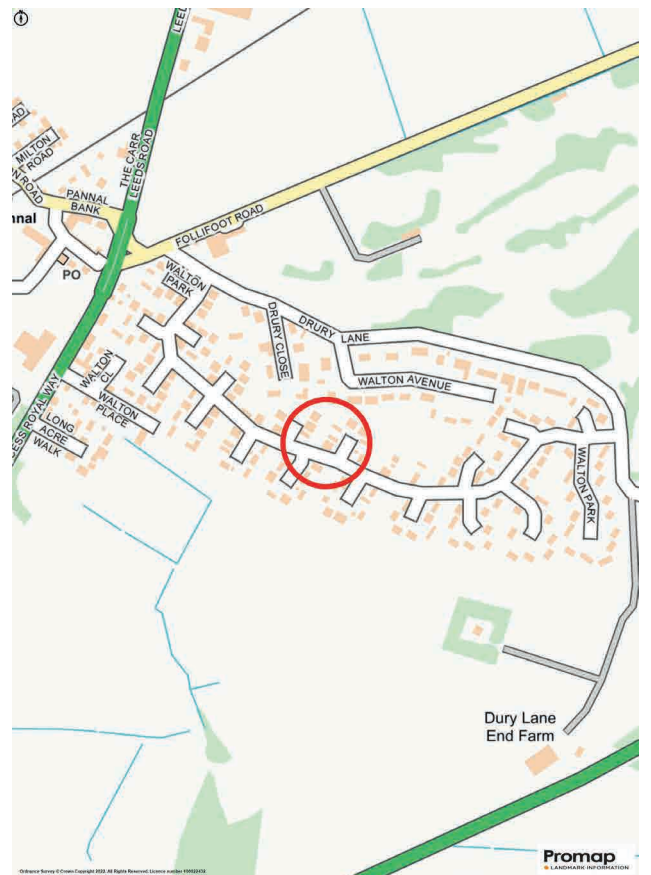
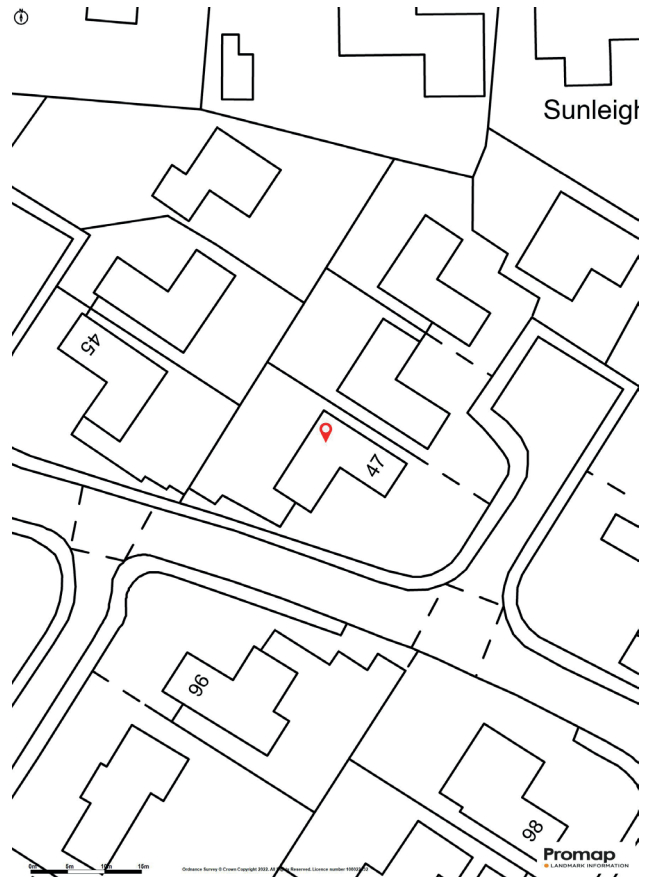
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	79
(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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