



3 Rosehurst Terrace, Mill Lane, Pannal, Harrogate, HG3 1JX

£425,000

Offers In The Region Of

3 Rosehurst Terrace, Mill Lane, Pannal, Harrogate, HG3 1JX

A substantial four-bedroom Victorian middle-of-terrace property with accommodation extending to nearly 2,200 square feet, situated in the heart of the village of Pannal.

This impressive property provides generous and flexible accommodation over four floors. On the ground floor there are two reception rooms and a kitchen. On the upper floors there are three good-sized double bedrooms, modern bathroom and box room. The lower ground floor has self-contained access and could be used for a variety of purposes including a self-contained annexe with a separate fitted kitchen and wet room with WC but could also be used to provide additional bedroom accommodation, office or living space. To the rear of the property there is a parking and garage / shed, whilst to the front of the property there is an attractive garden providing an outdoor sitting area. Double glazed throughout.

The property is situated in this quiet position in the heart of the popular village of Pannal, well served by excellent local amenities including primary school, church, Co-op, post office, village hall and railway station, just a short distance from Harrogate town centre.





GROUND FLOOR

SITTING ROOM

A spacious reception room with bay window to front.

DINING ROOM

A further reception room with window to rear and fitted cabinets.

KITCHEN

With a range of fitted wall and base units with granite worktop. Induction hob and double oven, integrated dishwasher and fridge. Window to rear and heated towel rail.

LOWER GROUND FLOOR

ANNEXE

Stairs from the house lead to the lower ground floor, which provides additional spacious and flexible accommodation. This area could be used as additional reception rooms / office area, but also has potential to be used to provide additional bedrooms or as a self-contained annexe, having a separate kitchen, wet room with WC and separate access.



FIRST FLOOR

BEDROOM 1

A large double bedroom with windows to front and fitted wardrobes.

BOX ROOM

Providing a useful storeroom or potential office (no window).

BATHROOM

Modern white suite with WC, washbasin, and bath with shower above. Window to rear, heated towel rail and tiled walls and floor.



SECOND FLOOR

LARGE ATTIC

Useful for storage, accessible via wooden loft ladder.

BEDROOM 2

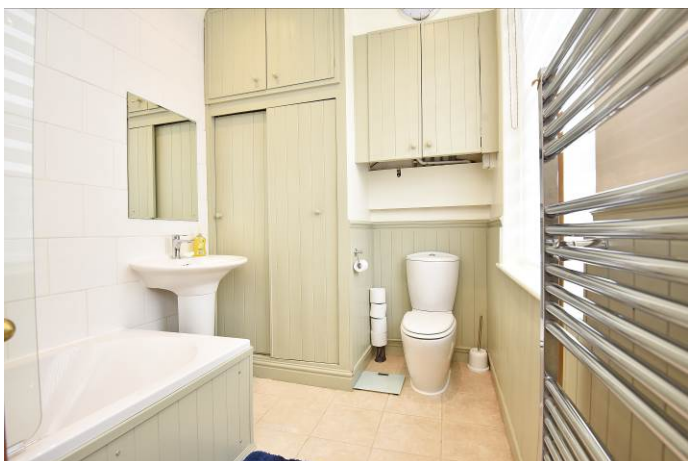
A double bedroom with window to front.

BEDROOM 3

A further double bedroom with skylight window and fitted wardrobes.

OUTSIDE

To the front of the property there is an attractive forecourt garden which provides an outdoor sitting area. There is access to the rear via a shared resin drive which leads to a useful storage shed / garage and parking space.



Tenure - Freehold

Council Tax Band - E



Total Area: 203.5 m² ... 2191 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> (92+) A			
<small>(81-91)</small> B			
<small>(69-80)</small> C			
<small>(54-68)</small> D			
<small>(39-54)</small> E			
<small>(21-38)</small> F			
<small>(1-20)</small> G			
<small>Not energy efficient - higher running costs</small>			
		68	64
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			