



45 Walton Park, Pannal, Harrogate, North Yorkshire, HG3 1EJ

£600,000

Guide Price

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A spacious four-bedroom detached family house with a good-sized, attractive garden and double garage, situated on a quiet cul-de-sac within this popular development in Pannal.

This superb property provides generous and flexible accommodation comprising a large sitting room, together with separate office, dining room and breakfast kitchen plus a downstairs WC and utility room. Upstairs, there are four good-sized bedrooms, including the main bedroom with en-suite bathroom, and a house bathroom. There is ample storage within the property with bedrooms having fitted wardrobes and various fitted cupboards throughout the property. The property is sold with the benefit of solar panels. Outside, there is a driveway, integral double garage and generous garden.

The property is situated on the southern fringes of Harrogate and close to amenities including shops, railway station and golf club, as well as the open countryside.





GROUND FLOOR

RECEPTION HALL

LIVING ROOM

A spacious reception room with windows and glazed doors overlooking the garden. Electric fire.

DINING ROOM

A further reception room with windows and glazed doors overlooking the garden. Double doors lead to the sitting room.

OFFICE

Providing a useful workspace with window to front.

KITCHEN

With dining area, window to side and glazed doors leading to the garden. The kitchen comprises a range of fitted wall and base units with space for appliances, including a built-in dishwasher.

UTILITY ROOM

With window and door to side, space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC, washbasin and skylight window. Heated towel rail.

BEDROOM 1

A double bedroom with window to rear and fitted wardrobes.

EN-SUITE BATHROOM

With WC, washbasin, bath and shower. Window to front.

BEDROOM 2

A double bedroom with fitted wardrobe and window to rear.

BEDROOM 3

A double bedroom with window to rear and fitted cupboard.

BEDROOM 4

A further bedroom with window to front.

BATHROOM

With WC, basin, bath and shower.

OUTSIDE

A drive to the front of the property provides off-road parking and lead to the large integral double garage. To the rear of the property there is an attractive and good-sized garden with lawn, well-stocked planted borders and paved sitting areas.

AGENT'S NOTE

Most lights have LED bulbs

The loft is fully insulated

The walls are cavity-wall insulated

The solar panels heat water as well as supply electricity

Tenure - Freehold

Council Tax Band - F





Ground Floor

First Floor

Total Area: 180.9 m² ... 1947 ft²
 All measurements are approximate and for display purposes only.
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