



Arncliffe, Leeds Road, Spacey Houses, Harrogate, HG3 1LD

£430,000

Guide Price

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A fantastic opportunity to purchase a four / five- bedroom detached house with attractive lawned, gardens and driveway parking, situated in the heart of the popular village of Pannal.

This spacious property provides generous and flexible accommodation with a large reception hall, together with two reception rooms, dining, kitchen, downstairs, WC and utility room. Upstairs, there are four bedrooms, bathroom and ensuite shower room. The property is surrounded by good-sized and attractive lawned garden, and a drive provides ample off-road parking.

The property is situated within the popular village of Pannal and is well served by excellent village amenities including a primary school and shop and the property is within a couple of minutes' walk from Pannal railway station which provides direct access to Leeds, Harrogate and York. Offered for sale with no onward chain.





GROUND FLOOR

SITTING ROOM

A large reception room with bay window to front and glazed doors leading to the garden. Fireplace with living-flame gas fire.

FAMILY ROOM / BEDROOM 5

A further reception room or potential downstairs bedroom, with windows to front and side.

DINING KITCHEN

With dining area and door leading to the garden. The kitchen comprises a range of fitted wall and base units with island and breakfast bar. Gas hob with electric oven, integrated dishwasher.

UTILITY

With space and plumbing for washing machine and fitted cupboard.

CLOAKROOM

With WC and basin. Boiler cupboard.

FIRST FLOOR

BEDROOMS

There are four bedrooms, including the master bedroom which has an en-suite shower room.

BATHROOM

With WC, basin and bath with shower above. Heated towel rail.

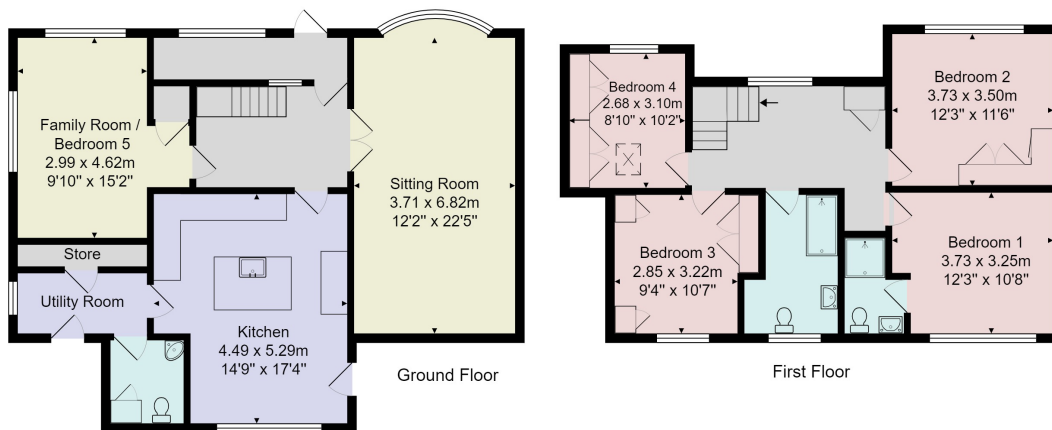
OUTSIDE

A drive provides ample off-road parking. The property is surrounded by attractive and mature gardens with a lawned garden to the front and side and an extensive paved sitting area to the rear. There is a useful timber garden as well as a large timber outbuilding which has potential to be use as a self-contained home office or gym etc with light and power and glazed doors overlooking the garden.

Tenure - Freehold

Council Tax Band - E





Total Area: 157.7 m² ... 1697 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Current	Potential
105-120	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
<small>Energy efficiency class based on the SAP 10.2 metric. The SAP 10.2 metric is based on the SAP 10.2 metric.</small>		81	81
<small>For more information, visit www.gov.uk</small>		<small>EU Directive 2002/91/EC</small>	
<small>England & Wales</small>		<small>© 2012 Verity Frearson</small>	