



6 Flaxton Terrace, Pannal, Harrogate, North Yorkshire, HG3 1JU

£320,000

Offers Over

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An attractive and well presented cottage style house, providing generous accommodation over three levels, situated in a delightful setting adjacent to Crimble Beck in this popular suburb of Harrogate.

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This well appointed home offers spacious, three bedroomed accommodation. On the ground floor, there is a kitchen, two reception rooms and downstairs WC and upstairs there are three bedrooms including a master bedroom with ensuite shower room and a bathroom on the second floor. The property is accessed via a private road and features a pleasant and good sized rear garden with a delightful aspect over Crimble Beck.

Pannal is a highly desirable residential suburb of Harrogate, well served by local shops and services including a railway station giving easy access to Leeds and York. An internal inspection is strongly recommended.





## **GROUND FLOOR**

### **SITTING ROOM**

A reception room with window and door leading to the rear garden. Ornamental fireplace.

### **DINING ROOM**

A further reception room with fitted cupboards and under stairs cupboard.

### **KITCHEN**

With a range of wall and base units with electric hob and integrated oven, integrated tumble dryer and dishwasher.

### **WC**

With WC and basin.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with window to rear and basin.

### **ENSUITE**

With WC and shower.

### **BEDROOM 2**

A double bedroom with window to front.

## **SECOND FLOOR**

### **BEDROOM 3**

A further bedroom with window to rear and fitted storage.

### **BATHROOM**

With WC, basin and bath. Heated towel rail.

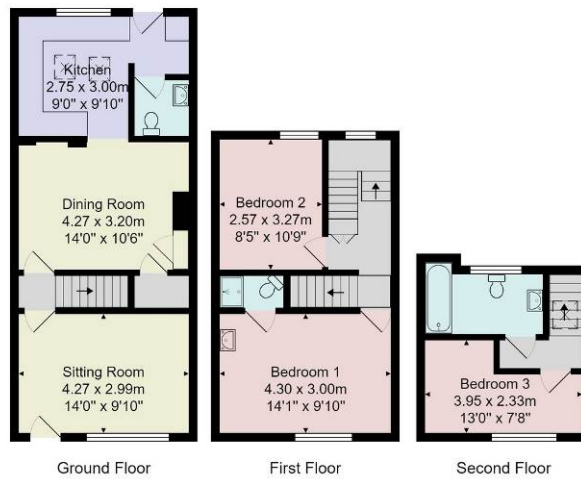
### **OUTSIDE**

There is parking at the front of the property and to the rear there is a good sized and attractive garden with lawn, gravel sitting area, and planted borders enjoying a delightful aspect over Crimple Beck.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 92.4 m<sup>2</sup> ... 995 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

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