



VERITY
FREARSON

13 PANNAL ASH CRESCENT, HARROGATE, HG2 0HT

OFFERS OVER £550,000

13 PANNAL ASH CRESCENT

Harrogate, HG2 0HT

A spacious and beautifully presented four bedroomed semidetached house with a driveway and very good sized an attractive garden, situated in this desirable location, close to popular schools and amenities.

This excellent family home provides extended and very well appointed accommodation comprising a large reception hall, two good sized reception rooms, a modern/extended kitchen with glazed doors leading to the large and attractive garden. There is also a downstairs WC and a versatile additional room on the ground floor which has potential to provide additional living accommodation if required. Upstairs, there are four bedrooms, including the main bedroom which has an ensuite, shower room and a family bathroom.

The property has planning permission, which has been granted to extend the property to provide additional living and bedroom accommodation if required.

A particular feature of the property is the large and attractive plot with a very good sized rear garden with lawn, well stocked, planted borders, sitting areas and summer house.

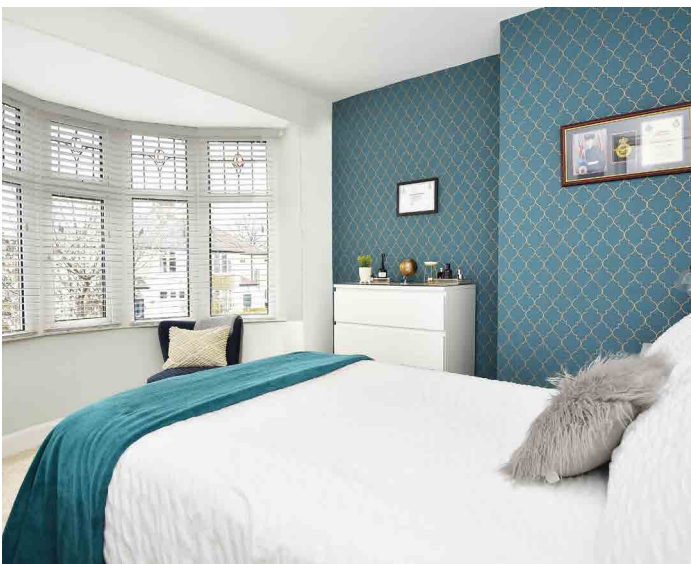


Sitting Room · Dining Room · Kitchen · Cloakroom · Store/Utility

4 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Garage/Store · Large and Attractive Garden · Summerhouse







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

A porch leads to a large reception hall with under stairs cupboard.

SITTING ROOM

A spacious reception room with a window overlooking the garden and attractive stone fireplace with a woodburning stove.

DINING ROOM

A further good sized reception room with bay window.

KITCHEN

With a range of stylish, modern wall and base units with granite worktops, island and breakfast bar. Gas hob with integrated oven and integrated dishwasher. Windows and glazed doors overlook in the garden.

CLOAKROOM

With WC and basin.

STORE/UTILITY

A door from the kitchen leads to a further room, which has a variety of potential uses such as a gym, games room, utility etc. There is huge potential to utilise this space as additional living accommodation with access to the rear garden.

FIRST FLOOR

BEDROOM 1

A double bedroom with bay window to rear.

ENSUITE

A white suite comprising WC, basin and shower.

BEDROOM 2

A double bedroom with bay window to front.

BEDROOM 3

A further bedroom with window overlooking the garden.

BATHROOM

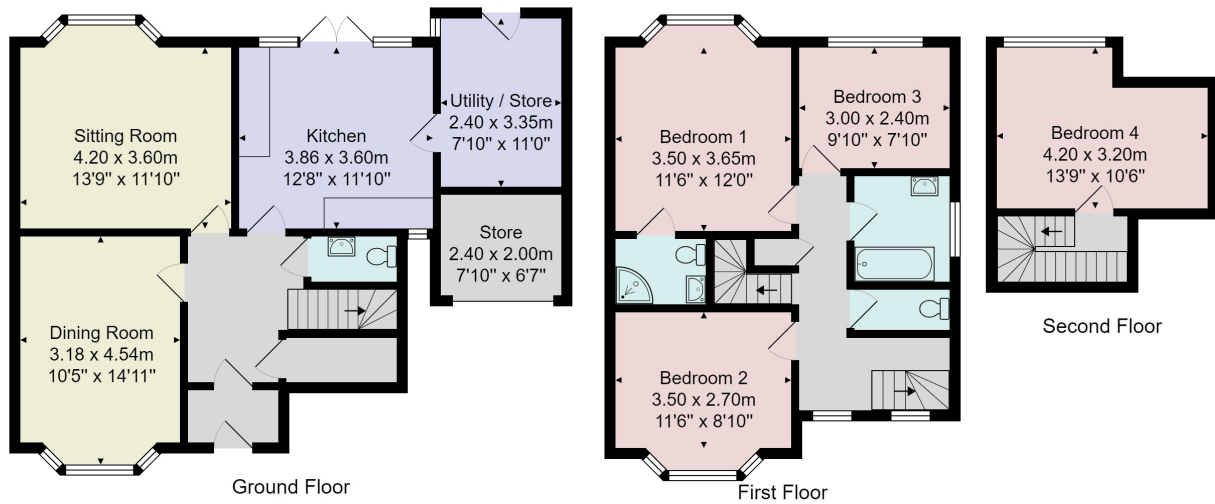
A white suite with basin and bath with shower above. Separate WC.

SECOND FLOOR

BEDROOM 4

A double bedroom with window to rear. Built in eaves storage.

FLOOR PLAN



Total Area: 142.1 m² ... 1529 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.
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Outside

Adrive provides parking and leads to a garage/ store providing a useful storage space with plumbing for washing machine. To the rear of the property, there is a large and attractive garden with lawn, paved and decked, sitting areas, shed and summerhouse.

Agents Note

Planning permission has been granted to extend the property either with a single or double story extension. Details are available to view on line with the following reference numbers;

22/02295

21/02129

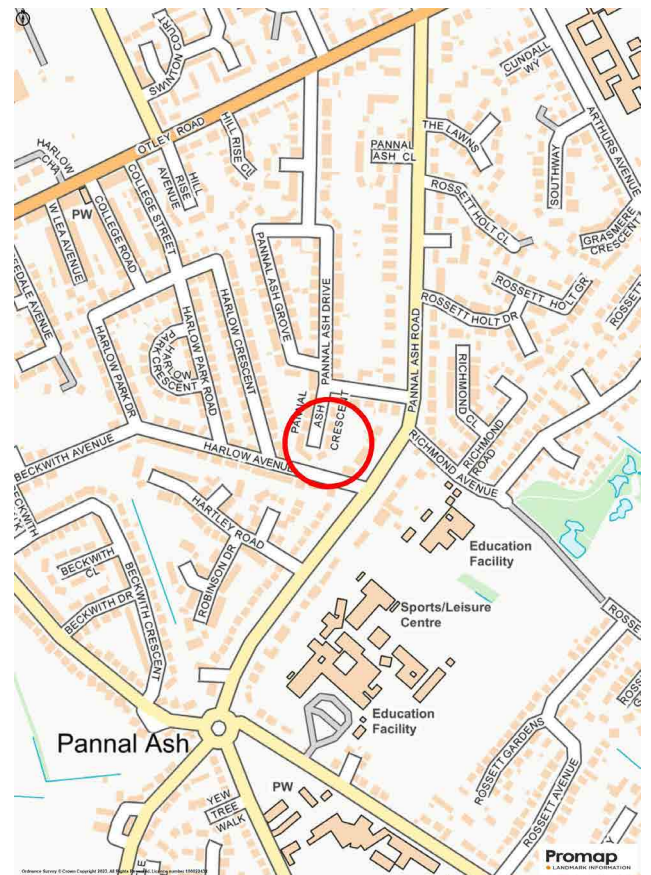
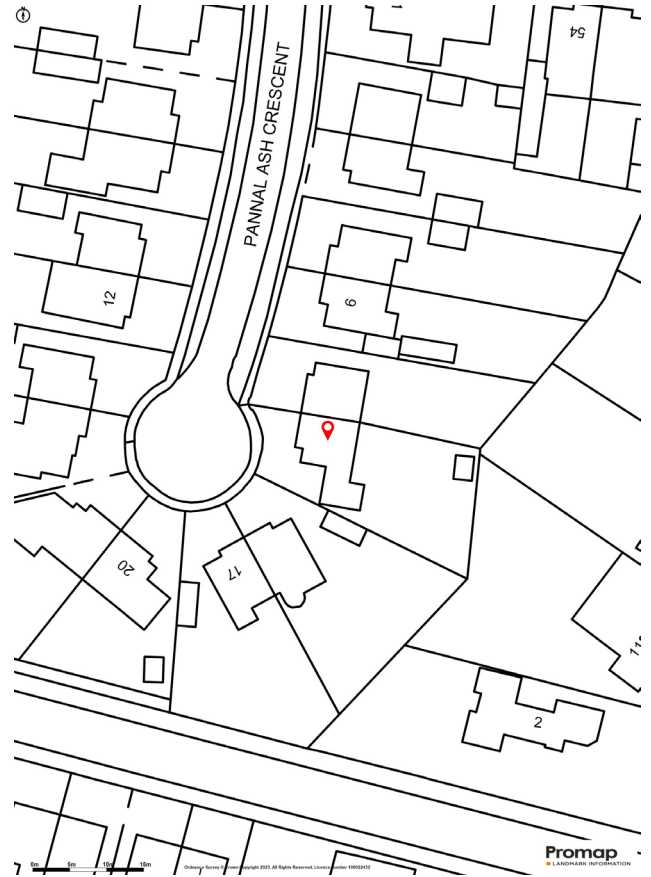
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	56	
(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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