

VERITY
FREARSON

24 CRIMPLE MEADOWS, PANNAL, HARROGATE, HG3 1EN

GUIDE PRICE £695,000

24 CRIMPLE MEADOWS,

Pannal, Harrogate, HG3 | EN

A spacious and well-presented five-bedroom detached family home in a delightful position enjoying an attractive open aspect to the rear overlooking the adjoining public green space.

The generous property provides well-presented and flexible accommodation with five good-sized bedrooms, a modern en-suite bathroom and house bathroom. There are two good-sized reception rooms and dining kitchen, utility room and bathroom. There is a generous drive which provides access to the integral garage which has an electric door; and the property has a good-sized and attractive garden which enjoys a delightful open aspect to the rear over the park.

The property is situated in the heart of the popular village of Pannal, which is well served by excellent local amenities, including a popular primary school, railway station providing direct access to Harrogate, Knaresborough Leeds and York, and local shops.



2 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

5 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Integral Double Garage · Lawned Garden With Open Aspect







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

A large reception room with electric fire and windows to front and rear.

DINING / FAMILY ROOM

A further reception room with glazed doors overlooking the garden and park beyond.

DINING KITCHEN

With dining area with windows overlooking the garden. The kitchen comprises a range of wall and base units with space for appliances.

UTILITY ROOM

Providing a useful storage space with fitted cupboards and cupboard housing the washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR BEDROOMS

There are five good-sized bedrooms, including the main bedroom which is a large double bedroom with fitted wardrobes and en-suite bathroom.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit and bath with shower above. Heated towel rail.

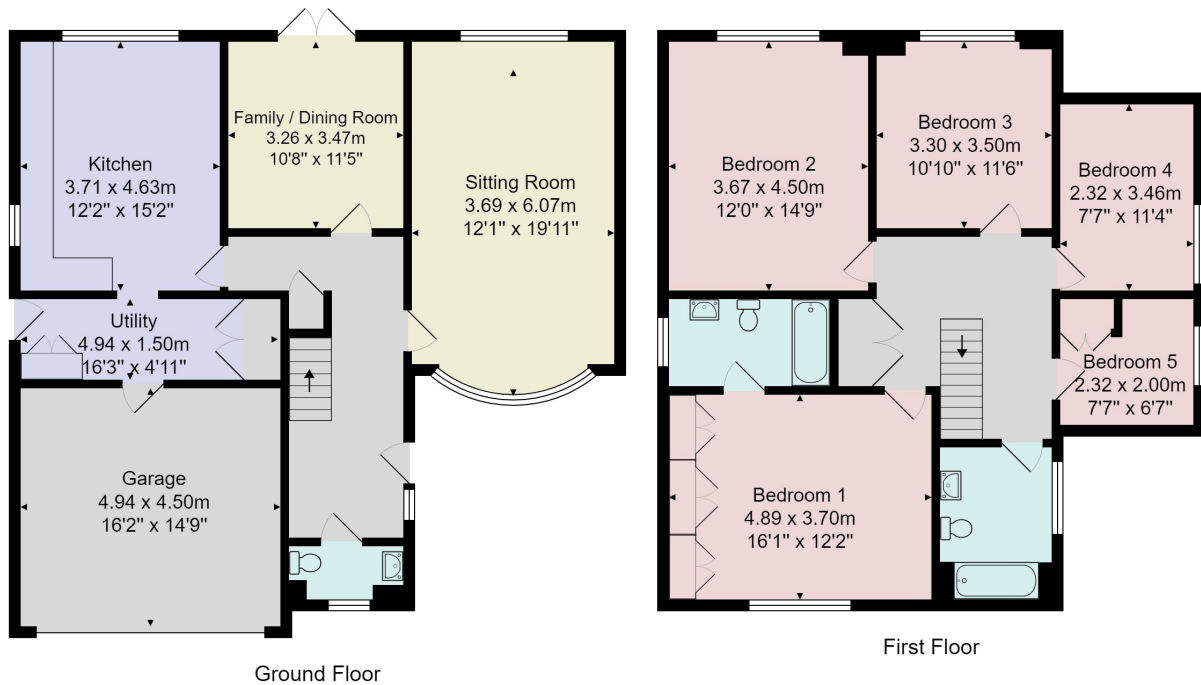
BATHROOM

A white suite comprising WC, washbasin and bath with shower oven. Heated towel

LOFT

There is access to a large boarded loft which provides excellent storage space with a pull-down ladder.

FLOOR PLAN



Ground Floor

First Floor

Total Area: 190.8 m² ... 2054 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

To the front of the property there is a lawned garden and a drive provides parking and leads to the integral double garage which has light and power and electric garage door. To the rear of the property there is an attractive garden with lawn, planted borders and patio, enjoying a delightful aspect over the adjoining park.

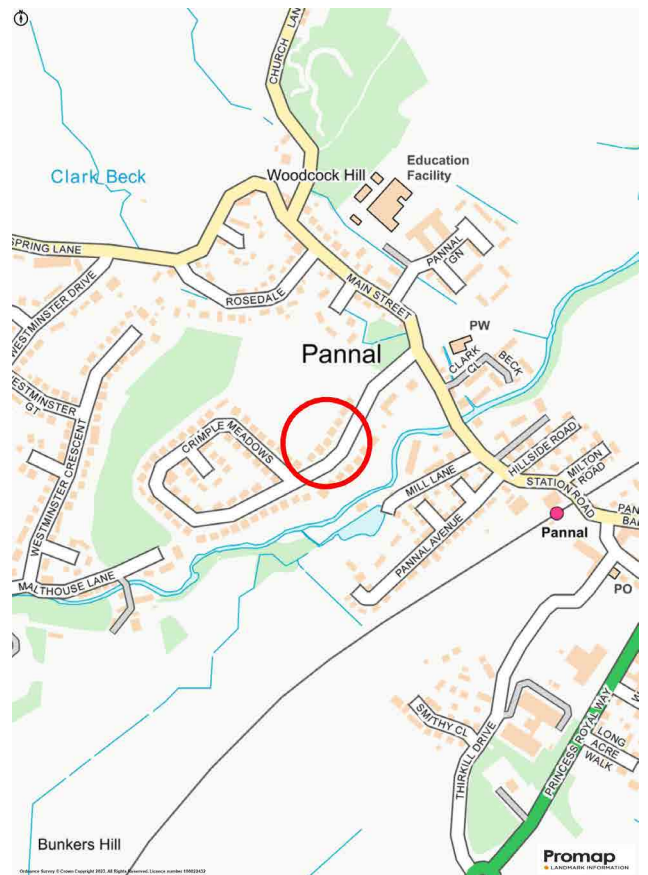
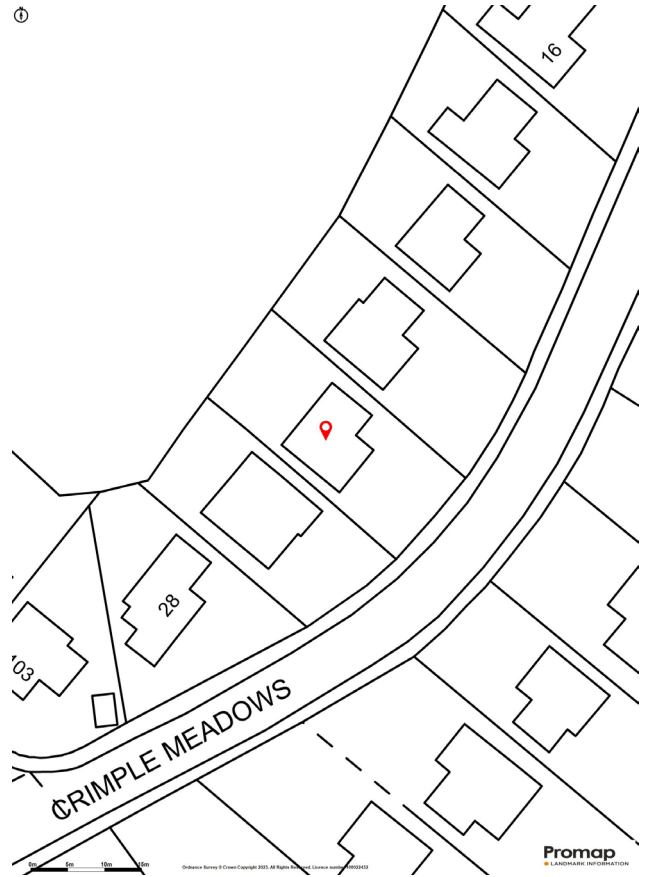
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		76
(55-68)		
D		
(39-54)	56	
E		
(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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