



6 Hillside Road, Pannal, Harrogate, North Yorkshire , HG3 1JP

£389,950

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A three-bedroom semi-detached house occupying a particularly large plot, situated in this delightful position in the heart of Pannal, a popular village on the south side of Harrogate.

This excellent home is appointed to a good standard and provides generous living accommodation comprising two reception rooms and a modern kitchen. Upstairs, there are three bedrooms and a modern bathroom. The property occupies a particularly generous plot, which provides off-road parking and an attractive garden with lawn and patio. There is also huge potential to extend the property, subject to obtaining the necessary permissions.

The property is situated in the heart of this popular village located just to the south of Harrogate and is well served by excellent local amenities, which include a sought-after primary school, shop, railway station and regular bus service.





GROUND FLOOR

SITTING ROOM

A spacious reception room with windows to front and side. Fireplace with living-flame gas fire.

DINING ROOM

A further reception room with windows to side. Understairs cupboard.

KITCHEN

With a range of modern wall and base units with gas hob, electric oven, integrated fridge / freezer and space and plumbing for washing machine and dishwasher. A door leads to the garden.



FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes and windows to two sides.

BEDROOM 2

A double bedroom with fitted wardrobe.

BEDROOM 3

A further bedroom.

BATHROOM

A modern white suite comprising WC, washbasin, and bath with shower above. Heated towel rail. Tiled walls and floor.



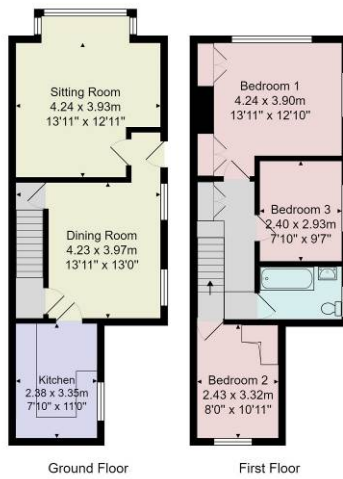
OUTSIDE

The property occupies a large plot and has a generous drive which provides off-road parking. There is a large garden to the side of the property with lawn, well-stocked borders and paved sitting areas. Timber garden shed.

Tenure - Freehold

Council Tax Band - D





Total Area: 87.1 m² ... 938 ft²
 All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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