



VERITY  
FREARSON

21 SMITHY CLOSE, PANNAL, HG3 1GA

£550,000

## 21 SMITHY CLOSE,

*Pannal, HG3 1GA*

**A beautifully presented modern end of terrace townhouse with driveway, integral garage, and stunning landscaped garden, enjoying a delightful outlook over the surrounding countryside and woodland in the heart of this popular village, situated in a desirable village just to the south of Harrogate.**

The well presented and spacious accommodation comprises a stunning open plan kitchen and living area with a stylish fitted kitchen and doors leading to a large balcony. There is also a spacious, sitting room, three bedrooms, modern house, bathroom and ensuite shower room. On the ground floor, there is an additional shower room, utility and an office which could potentially be used as an additional reception room or bedroom if required. To the front of the property, a drive provides parking and leads to the integral garage and to the rear there is a stunning landscaped garden which provides excellent outdoor entertaining space in addition to the balcony.

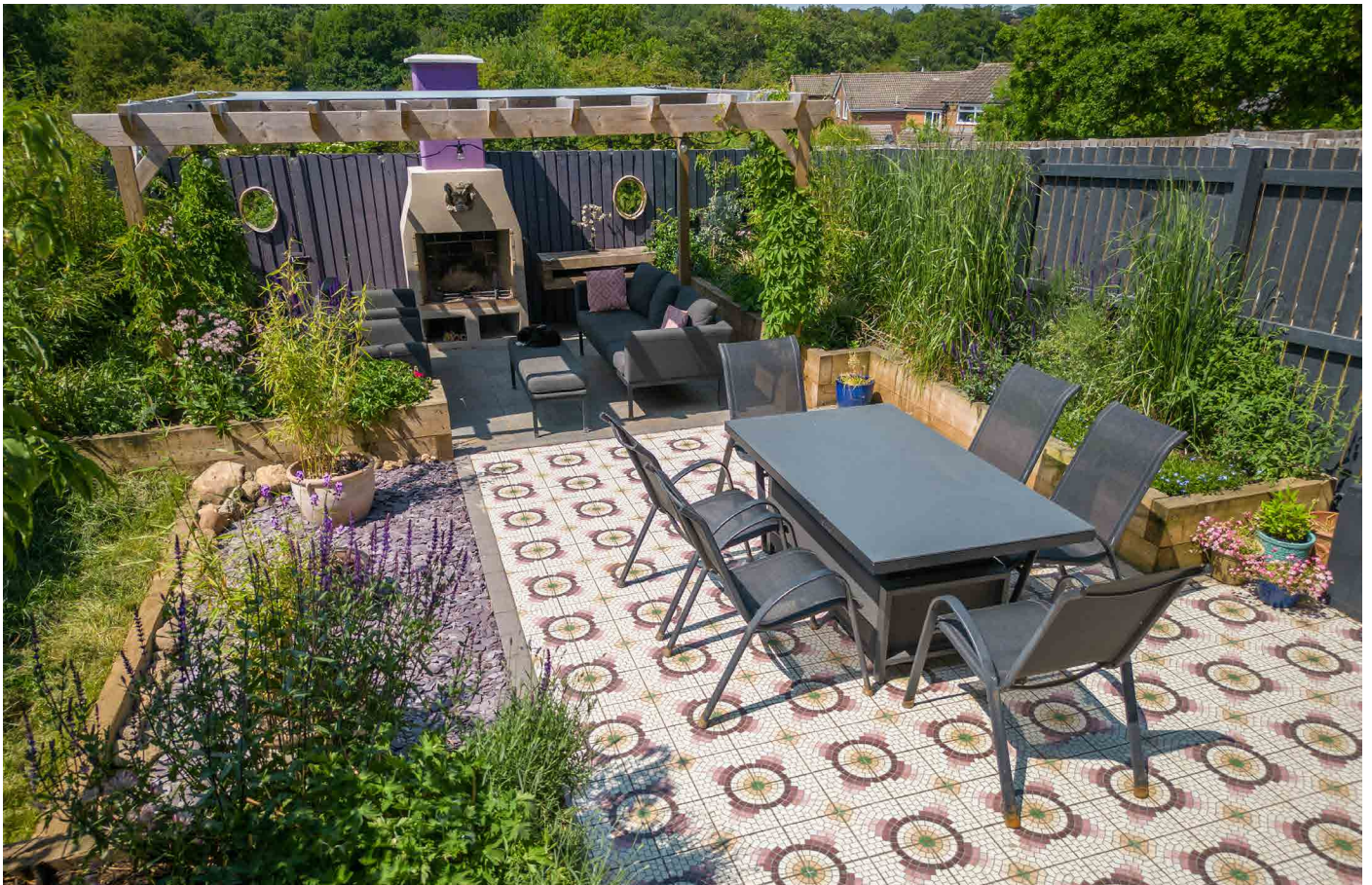
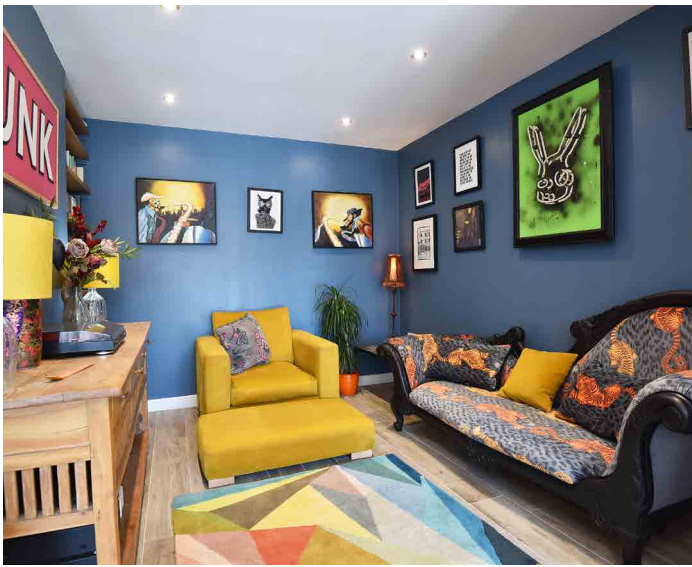


Sitting Room · Living Kitchen · Study/Bedroom 4 · Utility · Shower Room

3 Bedrooms · En-Suite · Bathroom

Off-Road Parking · Integral Garage · Landscaped Garden · Balcony







## ACCOMMODATION

### GROUND FLOOR

#### STUDY/BEDROOM 4

Are useful work space or potential reception room/bedroom.

#### UTILITY

With fitted units, worktops and sink. Space and plumbing for washing machine and tumble dryer. Door leads to the garden.

#### SHOWER ROOM

A white modern suite comprising WC, basin and shower. Heated towel rail.

#### FIRST FLOOR

#### SITTING ROOM

A spacious reception room with windows to rear, enjoying attractive outlook over the surrounding countryside and woodland.

#### LIVING KITCHEN

A stunning L-shaped kitchen and living area with sitting and dining space. The kitchen comprises a range of stylish wall and base units with gas hob, double oven, integrated fridge/freezer and dishwasher. Glazed doors lead to a balcony which provides a delightful, elevated entertaining space.

#### SECOND FLOOR

#### BEDROOM 1

A double bedroom with windows to rear and fitted wardrobes.

#### ENSUITE

A modern white suite with WC, basin and shower. Tiled floor. Heated towel rail.

#### BEDROOM 2

A double bedroom with fitted wardrobes.

#### BEDROOM 3

A further bedroom with fitted wardrobes.

#### BATHROOM

A white suite comprising WC, basin and bath. Heated towel rail. Tiled floor.

# FLOOR PLAN



Total Area: 172.5 m<sup>2</sup> ... 1857 ft<sup>2</sup> (excluding balcony)

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**

A drive, provides parking and leads to an integral garage with light and power. To the rear of the property there is a stunning landscaped garden with various sitting areas, pagoda and outdoor fire. Well stocked planted borders. There is also a balcony accessed from the kitchen which provides a further outdoor entertaining space.

**Position**

The property forms part of his popular new development within the sort after village of Pannal, on the south side of Harrogate. The amenities of the village are all within easy, walking distance and include shops, railway station and well regarded primary school, and it's connected by the number 36 bus service to Leeds, Harrogate and Ripon.

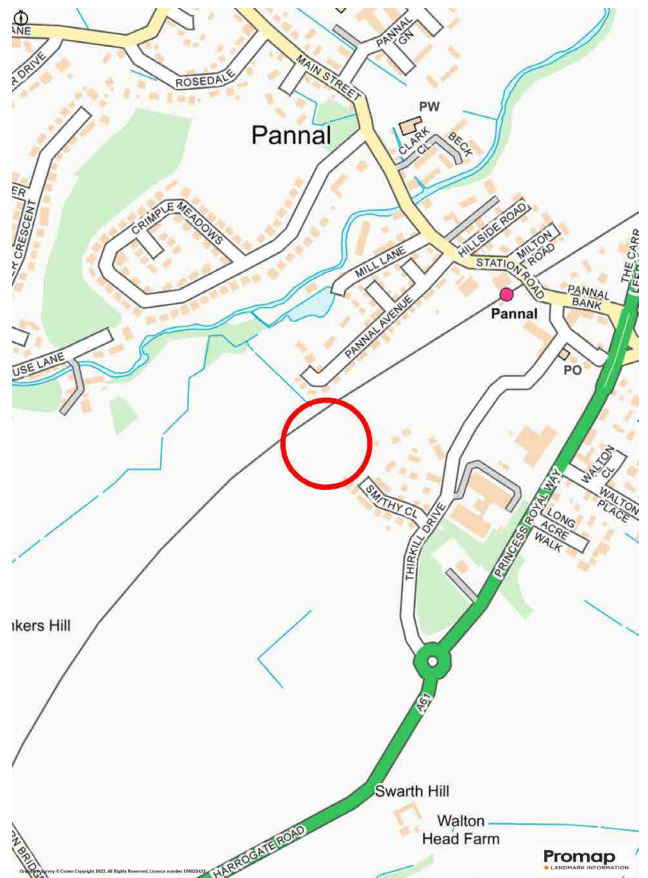
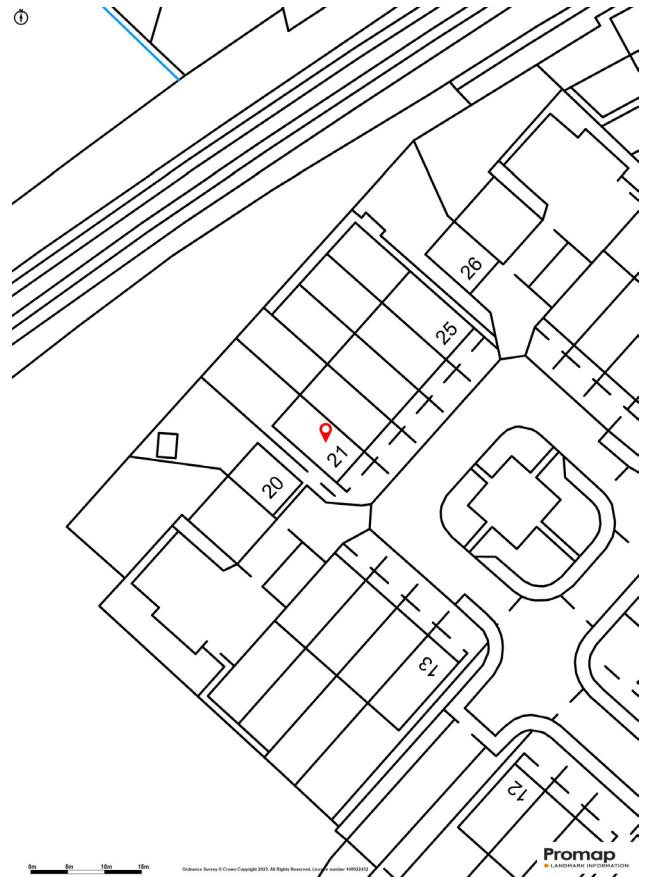
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - E**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		93
A		
(81-91)	85	
B		
(69-80)		
C		
(55-68)		
D		
(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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